



**City of Bellevue
Development Services Department
Land Use Division Staff Report**

Proposal Name: Milestones Northwest Townhomes

Proposal Address: 1024 and 1026 Bellevue Way SE

Proposal Description: Application for design review approval to demolish two existing commercial single-story buildings located on two parcels and construct 5 townhome units in three single unit buildings and one 2unit buildings.

File Number: 19-119946-LD (Design Review)

Applicant: Milestones NW
Greg Arms

Decisions Included: Design Review (Process II)

Planner: Carol Orr; Associate Planner

State Environmental Policy Act Threshold Determination: **Exempt per WAC 197-11-800**

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

Elizabeth A Stead

By Elizabeth A. Stead, Land Use Director

Notice of Application:	<u>7-30-2019</u>
Notice of Decision:	<u>9-3-2020</u>
Bulletin Publication Date:	<u>9-3-2020</u>
Decision Appeal Deadline:	<u>9-17-2020</u>
Vesting for Decision:	<u>2 years from final approval per LUC 20.40.500</u>

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE or call (425) 452-6800. Appeal of the decision must be received in the City's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

TABLE OF CONTENTS

I.	Request/Proposal Description	3
II.	Site Description, Zoning and Land Use Context.....	6
III.	Consistency with Land Use Code/Zoning Requirements	8
IV.	Public Notice, Comment and Response	13
V.	Summary of Technical Reviews	13
VI.	Changes to Proposal Due to Staff Review	21
VII.	Decision Criteria	21
VIII.	Conclusion and Decision	23
IX.	Conditions of Approval.....	23

Attachment:

A - Project Plans

B – Republic Services Approval Letter

I. REQUEST/PROPOSAL DESCRIPTION

A. Request

The applicant requests Design Review approval to demolish 2,878 square feet of commercial buildings on two parcels, and construct five 3-story townhomes. The existing one-story buildings on site were originally built as single-family residences and will be demolished. Other site improvements include site landscaping, required utilities, street frontage improvements and an internal private roadway.



B. Site Design

The project site is located just north of the intersection SE 11th Street and Bellevue Way, and consists of two parcels addressed as 1020 and 1026 Bellevue Way SE. The existing single family structures were constructed in the 1950s. Over the years the residential use was discontinued, the houses are now vacant. The site was rezoned to a Multifamily Residential district (R-10) in 1996. This proposal will demolish the two existing buildings currently on two separate parcels. A Boundary Line Adjustment is required to combine the two parcels into one parcel/project limit. **Refer to Section X.A for Condition of Approval regarding Boundary Line Adjustment.**

Site Plan



The project site is generally rectangular, and slopes gently down to the west with an approximately 8% grade from east to west. After the two parcels are combined the subject site will measure approximately 194 feet from east to west and 143 north to south.

All vehicles will enter the site from Bellevue Way SE. The new drive aisle will serve each townhome directly and will be addressed as SE 10th Lane. There will be three homes on the north side of this access driveway and two homes on the south side. Individual garages attached for each townhome be served by SE 10th Lane. All solid waste recycling and yard waste servicing will be provided from this internal roadway. Two guest parking stalls are proposed central to the site, adjacent to a large open space area for residents of the development. **Refer to Conditions of Approval regarding Parking Area and Signage in Sections X.D of this report**

The site lies within a single-family Transition Area Design District, which requires a 30-foot structure setback from the adjacent single-family zoned parcel to the east. A robust landscaping plan is proposed for all sides of the property. Six evergreen trees and one deciduous significant tree (7 total) are to be retained within the 20-foot landscaping buffer along the east property line. One dying, diseased madrone tree will be removed from this buffer. A new 5-foot planting strip between the curb and sidewalk will be provided along Bellevue Way SE and a new 8 foot sidewalk will be constructed. An additional 10-foot wide landscaped buffer will also be provided between the new sidewalk and the new homes.

C. Building Design

The proposed project incorporates several features to help reinforce the Northwest style and characteristics found in current residential development. A simple mix of exterior materials, large areas of glazing, and pitched roof forms will be utilized. The exterior materials will primarily consist of Hardi panel, lap siding and wood grained long board. Large windows with dark frames will contrast with the dark and light color scheme and blend with the wood toned accents. The homes are consistent with the bulk and scale of the surrounding residential area and the extensive plantings and fence details will present a visually appealing streetscape. The mature trees on the east side of the site are retained to buffer the project from the single family residences uphill. The installation of plantings throughout the site will add to the project visually.

The color and materials samples submitted on 6/15/2020 have been approved.

Refer to Condition of Approval regarding Building Materials/Details and Color Samples in Section X.C of this report.

Design Intent

The design intent for the project is for the structures to have a residential feel comparable to that of a detached single family residence. The materials used and the modulations of the structures will mimic the appearance and scale of a Scandinavian farmhouse. The building forms, positions on site and landscaping will allow it to blend with the architectural context by correlating to nearby multi-family developments as well as the single family residential neighborhoods to the north and east of the site. A fountain and a community gathering area will further contribute to the residential ambiance of the project and help buffer the street noise from Bellevue Way SE.

Refer to Condition of Approval regarding Project Plans in Section X.A of this report.

Architectural, civil and landscaping plans, and material samples board is available in the project file in the Records Room, Development Services Project, City Hall, 450 110th Ave NE.

Building Elevations



South Elevation



West Elevation

D. Review Process

Design Review

Because the proposal site is adjacent to a single-family land use district, it therefore is within a Single-Family Transition Area Design District. Design Review is required per Land Use Code (LUC) 20.25B.030 and 20.30F. The Design Review is a Process II decision. Process II is an administrative process. The Director of the Development Services Department issues the Design Review and Variance decision. Any appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

Any modification of this Design Review approval prior to building occupancy shall be reviewed and approved as a revision to this Design Review per LUC 20.30F.175. Any modification of this approval post-occupancy shall be processed as either a new application or as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code. Any modification of the project design must also be reviewed for consistency with the design intent as stated in this report. Conditions of Approval for this Design Review run for the life of the project.

Refer to Condition of Approval regarding Modification to the Design Review Plans in Section X.A of this report.

II. SITE DESCRIPTION, ZONING AND CONTEXT

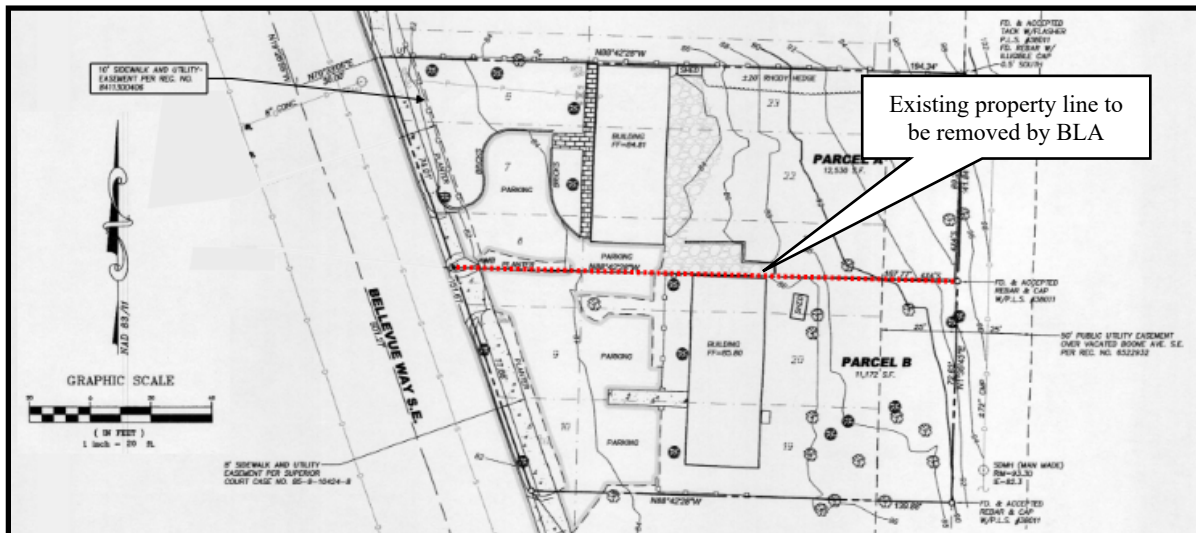
A. Site Description

The existing site contains two single-story commercial buildings, a shed, concrete walkways and patios, and several unstriped at grade parking stalls. The buildings were originally constructed as a single family residences as is reflected in their size, scale and materiality. Currently, each parcel has its own direct driveway access from Bellevue Way SE. A 6-foot wide sidewalk runs immediately at the back of the curb.

Vicinity Map



Site Survey- Existing Condition

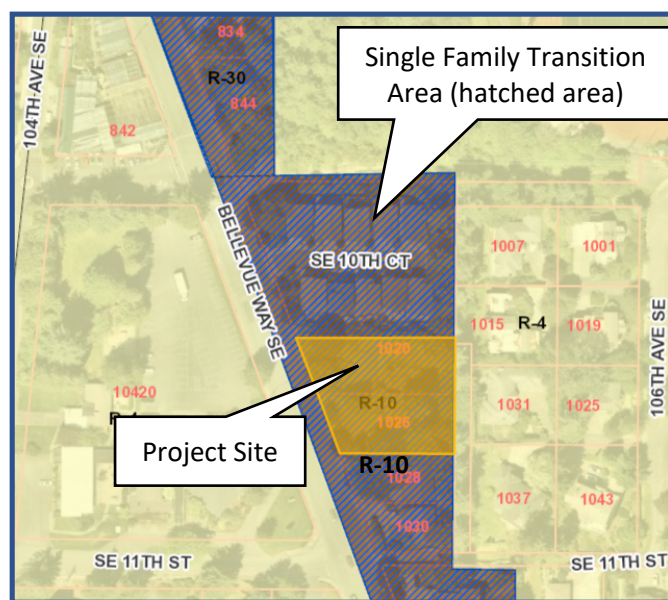


B. Zoning

This site is located within the R-10 Multi-Family Residential Land Use District (R-10). The subject site was re-zoned from Single Family Residential to Multi-Family Residential in 1997. The R-10 land use district allows for attached residential dwellings of low density (approximately 10 units per acre). Multi family dwelling uses are permitted outright in the R-10 Land Use District. The proposal site is also in the Single-Family Transition Design District.

The site is currently developed with two existing single homes being used as commercial buildings. The proposed use of the site will be multi-family residential and will be complementary to the residential development on adjacent properties. The design, scale and materials of the proposed structures and the proposed landscaped buffers on site will achieve the Transition Area goal of buffering this more intense multi-family residential uses from the single-family residential neighborhood to the east.

Zoning Map



C. Land Use Context

As stated in Section B above, the sites adjacent to the subject property comprise single family residential homes, multi-family residential development, and religious services uses. The property directly to the north of the subject property was re-developed in 2006 with multi-family townhomes with an overall design similar to this proposal.

The following are the adjacent zoning and land uses.

East: R-4 Single Family Residential, Single Family homes
West: R-4 Single Family Residential, Religious Institution (Pilgrim Lutheran Church)
North: R-10 Multi-Family Residential, Multi-Family Townhomes
South: R-10 Multi-Family Residential, Single Family home

III. CONSISTENCY WITH LAND USE CODE AND ZONING:

A. General Provisions of the Land Use Code

1. Use

The site is designated Multi-Family Residential (R-10) in the Southwest Bellevue subarea of the Bellevue Comprehensive Plan. Multi-Family units of two to four dwelling units per dwelling units per structure are permitted outright in this district.

2. Dimensional Requirements

The design requirements for the proposal are discussed in Section VII of this report. All dimensional and parking requirements are met as described below.

Table 1

Dimensional Requirements

Land Use Designation	Multi-Family Residential R-10 in Transition Area Design District		
Item	Permitted/Required	Proposed	Comments/Conditions
Project Site	8,500 SF Minimum	23,702 SF .54 acres	Meets code. Boundary Line Adjustment required to combine two existing lots into one lot/project limit. Refer to Condition of Approval regarding Boundary Line Adjustment in Section X.A of this report
Building Height (from AEG)	30 Ft Base 30 Ft with bonuses	29.88 Ft	Meets code LUC 20.25B.040.A.2 and 3 Refer to Conditions of Approval regarding Project Plans and Mechanical Equipment Location in Sections X.A and C of this report
Dwelling Units per Acre	10 per acre = 5.4 units	5 units proposed	Meets code LUC 20.20.010 (8)(a)

Item	Permitted/Required	Proposed	Comments/Conditions
Lot Coverage by Structure	35% = 8295.7 SF	28.3% = 6,722 SF	Meets code LUC 20.20.010
Impervious Surface Coverage	65% = 15,406 SF	55.7% = 13,206 SF	Meets code. LUC 20.20.010.
Building Setbacks Front (Bellevue Way SE) Rear (East) Side (North and South) Distance Between Structures	20 Ft 30 Ft 5 Ft (1 side) 15 Ft (total/2 sides) 20 Ft	20 Ft 30 Ft 7.5 Ft - North & South 15 Ft (total) 20 Ft	Meets code LUC 20.20.010 and LUC 20.25B.040.B A minimum of 30 feet from the property line of the district receiving transition. A minimum of 20 feet is required between primary structures.
Parking	Three + bedroom units 1.8 per unit = 9 spaces	10 spaces provided within garages	Meets code. No compact stalls proposed 2 guest parking spaces are provided for the development
Public Sidewalk Width	8 Ft	8 Ft	Meets code
ROW Street Tree/Planting Strip Width	5 Ft - between back of curb and public sidewalk Two Norway Maples & and one European Ash street trees totaling 47 inches exist within the planting strip	5 Ft Existing trees are root bound and recommended for removal by Parks. They shall be replaced with 5 Swamp White Oak trees	Meets code. Planting strip to be replanted with 5 Swamp White Oak trees, as specified by Parks, plus 5 shrub and grass species totaling an additional 181 plantings
On-Site Landscaping – Street Frontage (Transition)	20 Ft of Type III Landscaping measured from back of public sidewalk	10 feet of enhanced Type III Landscaping	An Alternative Landscaping Option approval is required for Bellevue Way SE street frontage. Refer to discussion in Section III.B.4.A below and Conditions of Approval regarding Final Landscape Plan and Streetscape Landscaping in Section X.B of this report.
On-Site Landscaping – Interior Property Lines	8 Ft Type III landscaping along north and south property lines	8 Ft Type III landscaping	Meets code. LUC 20.20.520.G.3 Proposal includes installation of 11 native trees within the required 8 foot interior property line landscaping. 100% of these trees are native species. Proposal includes 100% native shrubs and groundcover plantings as well.

Item	Permitted/Required	Proposed	Comments/Conditions
On-Site Landscaping – Transition Buffer	20 Ft along eastern property line Code requires a minimum of 5 trees per 1000 square feet of buffer area, of which no more than 40% may be deciduous. Shrubs shall be at least 42” in height at planting, and ground cover sufficient to cover within 3 years.	20 Ft along eastern property line	Meets code. LUC 20.25B.040.C.2 Proposal includes 9 new trees within the transition buffer. The resulting buffer will contain 16 native trees, 75% of which will be evergreen. Proposal includes 358 new shrubs within the buffer, 100% of which are native species. Proposal includes 949 groundcover plantings, at a reduced spacing to ensure coverage within 3 years.
Tree Retention	100% of all trees within 15 feet of the property line which do not constitute a safety hazard shall be retained. 15% of all site interior trees. 26 significant trees totaling 419 diameter inches currently exist on site.	8 trees are present on site within 15 feet of the property line. 7 trees or 87% of these perimeter trees will be retained. 16 significant trees are present within the site interior. 3 trees or 19% of these interior trees will be retained.	One tree within the perimeter is proposed for removal. Tree #7 is a large Burgundy Norway Maple measuring 26” dbh. The NW corner of Unit E is less than 7 feet away from the trunk of this tree. It was deemed to be safer to remove this tree now and allow replacement plantings. This is no availability to move the structure to maintain a safer clearance for this tree. 1 site 10” interior tree was designated for removal. A qualified certified arborist determined that this 10” tree was diseased and structurally unsound. Meets Code LUC 20.20.900.G. and 20.20.520.J.
Recycling and Solid Waste	All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material	All refuse and recycling containers will be located within the individual units. Residents will roll receptacles back into their garage after servicing. All solid waste and recycling servicing will occur on the subject site,	Applicant has provided written documentation from Republic Services that on-site servicing is feasible. No Refer to Conditions of Approval regarding Recycling and Solid Waste in Sections X.A of this report

		not on or near Bellevue Way SE.	
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B. Transition Area Design District Development Standards and Guidelines

1. Transition Area Design Guidelines 20.25B.040

The proposal is subject to the Transition Area Design guidelines which buffer less dense residential land use districts from more intense activities on adjacent, higher density parcels. These guidelines include screening parking areas from neighboring properties, architecturally integrated fences, walls, and berms to screen ground level views from neighboring properties, and screening refuse and recycling containers within the parking area of the structure. The code encourages the maximum retention of existing significant vegetation to soften the visual impact of development to adjacent residential uses. Buildings should be clad in materials similar to, or compatible with, materials found on surrounding residential uses, and incorporate stepbacks, offsets, deep overhangs and other architectural features to help achieve the effect of diminishing the overall bulk and scale.

The intent of the project was to create a development with a residential feel comparable to that of a detached single family residence. The proposal includes 5 structures which are design in both size and scale to mimic individual single family residences. The exterior materials proposed are compatible with those found in NW Contemporary residential development. The structures are setback from the common drive aisles, creating a private driveway, similar to what is seen in single family development. The buildings are articulated to break down the bulk and mass of the structure, and all units include a porch at the front entry. Areas immediately adjacent to the structures will be planted with lawns and ornamental plantings.

As conditioned, the proposed design and site layout are similar to developments on adjacent R-10 zoned properties. The three-story buildings with an attached garage are compatible in design, scale and materials to many of the surrounding multifamily buildings and single family homes.

Transition Area Design District Development Standards

1. Development Standards: The site is located within 300 feet of a single-family land use district, and subject to the development standards of the Transition Area Design District (LUC 20.25B.040). The proposal must comply with the following standards:

- a. Building Height: The proposed building meets the 30-foot height limit of the R-10 land use district in transition, as measured from average existing grade around the base of the building to the mid-point of the pitched roof. Refer to the dimensional chart in Section III.A.2 above.

- b. Setbacks: Single-family land use districts lie to the east and west of the proposal property. The 30-foot building setback from a single-family district for this specific property is measured from the eastern property line. The proposal meets this requirements. Refer to the dimensional chart in Section III.A.2 above.
- c. Landscaping, Open Space, and Buffers: The proposed landscaping complies with the requirements of LUC 20.20.520. A 20-foot landscape buffer outlined in the Transition Area section of the LUC is provided along the eastern property line. All but one tree has been retained within this area. The proposal includes a substantial replanting plan to increase the density and variety of plantings within this area.

The overall landscape design will be compatible with landscapes found in the adjacent single-family neighborhoods. There will be lawns and ornamental plantings near the individual units. A new planting strip and 8-foot wide sidewalk will be added along Bellevue Way SE. Street trees will be replaced with new, more appropriate tree species. In addition, a new open space is to be created interior to the site with benches, a table and a water feature to foster a community gathering space.

An eight-foot wide landscape buffer is required along all interior property lines. However, on the north side of the house, the structure setback is only seven and a half feet wide. The applicant has proposed to retain the existing mature laurel hedges along the northeastern, eastern and southern property lines and plant ten new trees throughout the site to offset this small six-inch loss of buffer, per the Alternative Landscaping Option in LUC 20.20.520.

- d. Site Design Standards: The placement of the structures on the lot and the access to the garages via one shared driveway are consistent with the patterns found in the adjacent single-family neighborhoods. Site features such as light fixtures are integrated into the architectural design. There will be no exterior refuse enclosures, carports or storage units.
- e. Mechanical Equipment: Rooftop mechanical equipment is not proposed. Ground mounted mechanical equipment shall be screened from view, and not placed within required perimeter landscaping or structure setbacks.
- f. Refuse Containers: The refuse and recycling containers will be stored in the garages and taken to the interior drive aisle on pick-up days. No collection will occur on or near Bellevue Way SE
- g. Signs: The proposal does not include any signs other than the address numbers on the trellis in front of the garages.

2. Site Design Guidelines: The proposal complies with the Site Design Guidelines of LUC 20.25B.050.A as follows:

- a. Vehicular access: Vehicular access will occur directly off Bellevue Way SE via a single entry point. All units will gain access to their garages via an internal drive aisle to be addressed as SE 10th Lane.

- b. Loading/refuse collections areas: The homeowners will be responsible for placing their refuse containers at the end of their individual driveways on collection days, and returning them to their garages after collection.
- c. Significant vegetation retention: The existing contains a number of significant trees. The majority of the existing trees to be retained are located within the transition buffer on the east side of the site. 38% of the existing diameter inches of significant diameter inches are retained by the proposed landscaping plan. The proposed landscaping plan will provide additional trees, as well as new shrubs and groundcover, to help soften the visual impact of the project on nearby residential uses.
- d. Compatibility with surrounding residential development: The site design responds to the physical characteristics of the site and its context. The structures will resemble a single-family home in terms of scale, materials and architectural design. Each unit has a two-car garage in keeping with the appearance of a standard single family residential home. Residential-scaled landscaping will enhance each unit and provide additional softening and screening of the structure from Bellevue Way SE.

During construction, the applicant will be required to meet all applicable Bellevue City Codes and Ordinances, including those that address construction days and hours and the use of noise abatement technology, to reduce the construction impacts on the surrounding neighborhood. **Refer to Conditions of Approval regarding Construction Noise Hours and Noise Abatement Technology for construction in Section X.A of this report.**

- 3. **Building Design Guidelines:** As conditioned, the proposed building design complies with the Building Design Guidelines (LUC 20.25B.050.B):
 - a. Exterior Cladding: Proposed exterior materials include horizontal Hardi-panel, lap siding and wood-grained long board. The facades will display large windows within dark frames to provide a sense of contrast with the light and dark color scheme and will incorporate decorative wood trellises. All of the proposed materials are appropriate for a residential use and compatible with nearby residential development.
 - b. Building scale: The proposed building will include offsets, recesses, pitched roofs, and divided-lite windows to help break down the overall scale. The number and variety of such elements is appropriate for the overall design and is consistent with single-family homes in the surrounding neighborhoods.
 - c. Roof form: The proposal includes pitched roofs. This is consistent with the overall design of homes throughout the surrounding residential neighborhoods.
 - d. Communication dishes: The proposal does not include communication dishes.
 - e. Compatibility of materials and colors: The materials and contrasting color scheme proposed are compatible with surrounding residential development and the natural environment.

4. Light and Glare

The proposed exterior lighting shall be architecturally compatible with the proposed building design. Cut off shields or the equivalent will be required to prevent light and glare spillover to offsite properties.

Refer to Condition of Approval regarding Light and Glare in Section X.C of this report.

5. Mechanical Equipment Location and Screening

Mechanical equipment will be located at ground level behind the structures, and will not be visible to adjacent streets or public sidewalks. No mechanical equipment may be placed within a building setback, required landscaping, or on the roof of the proposed structures. Mechanical equipment shall meet noise code requirements of BCC 9.18.030.

Power, telephone, traffic control or other equipment cannot be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in the buildings or substantially screened.

Refer to Condition of Approval regarding Mechanical Equipment Location in Section X.A of this report.

6. Landscaping

a. Landscaped Buffer at East Property Line:

Land Use Code 20.25B.040.C.2 requires a landscaped buffer at least 20 feet deep along the interior property line receiving transition. In the case of this project, the eastern property line is the side that requires the transition buffer. The LUC requires that tree planting within the buffer be done at a rate of 5 trees for every 1000 square feet of buffer. The applicant was able to save all but one of the existing significant trees within the buffer. In addition to saving the existing trees, the applicant has provided 9 additional trees within the buffer. The applicant has met the buffer requirements of the LUC via this combination of new tree plantings and preservation of existing trees. These new trees will be 10 feet in height at planting. The percentage of evergreen trees within this buffer will be 75% and all of the trees planted in the buffer are native species.

The tree marked for removal is a Pacific Madrone (*Arbutus Menziesii*). The tree was inspected by a qualified certified arborist who indicated that this tree was heavily diseased with madrone canker and in decline and the failure risk in the future will be elevated to "high".

The landscaping plan submitted also includes 358 shrubs from 5 native species within this transition buffer. Some of the plantings will be flowering, such as Red Flowering Current and Pacific Rhododendrum. One of the plantings, Evergreen Huckleberry is edible and will providing foraging opportunities for wildlife. All shrubs will be 42" in height at planting and will be installed at a spacing of 36" on center. The groundcover is also a native species and will be planted in a tighter spacing to ensure the ground is covered within 3 years.

Transition Area Buffer Requirements

Required	Proposed	Comments / Conditions
<u>Required Depth: 20 Ft</u>	<u>Proposed Depth: 20 Ft</u>	
<u>Tree Retention</u> <u>100% of Significant</u> <u>Trees</u>	<u>100% of healthy trees within</u> <u>the landscaped buffer are to</u> <u>be retained.</u>	7 existing significant trees are to be retained within the east landscaping buffer. 1 diseased and structurally unsound tree to be removed. Two additional trees to be planted within the buffer to mitigate for the loss of this tree.
<u>5 trees per 1000 SF</u> <u>(14 trees)</u> <u>10 ft tall at planting</u>	<u>16 trees total</u> <u>7 Existing trees</u> <u>9 New trees - 10 Ft tall</u>	The landscape buffer will have a total of 16 trees - 9 new trees in addition to the existing 7 retained significant trees.
<u>Minimum 50%</u> <u>evergreen</u>	<u>75% evergreen plantings</u>	
<u>42" tall evergreen shrubs</u> <u>3 Ft o.c. max</u>	<u>42" tall evergreen shrubs 3</u> <u>Ft o.c. max</u>	Meets Code
<u>Living ground cover to</u> <u>cover in 3 years</u>	<u>Living ground cover to</u> <u>cover in 3 years</u>	Spacing was tightened to ensure coverage within 3 years

b. Alternative Landscape Option (ALO)

The landscaping along the north and south interior property lines meet the minimum requirements of Land Use Code section 20.20.520.G.3. However, due to the depth of the lot, and the increased width of the new sidewalk and plantings strip on Bellevue Way, as required by Transportation, an Alternative Landscape Option was requested to reduce the required 20-foot landscaping depth to 10 feet along the Bellevue Way SE street frontage. This also allows the transition buffer along the eastern property line to maintain its full depth and better buffer adjacent single family residences to the east. Additionally, this reduction will allow for a more efficient site plan for the proposed development.

The intent of the 20-foot landscaping buffer along the street frontage is intended to soften and screen more dense development from lower density development, such as single family neighborhoods. This buffer is required to provide trees, shrubs and groundcover with an emphasis on evergreen species over deciduous and native species over ornamental species. Trees are required to be planted at a distance of 30 feet on center and at rate of 5 trees for every 1000 square feet of buffer. Standard application of the code would require the installation of 6 trees within the buffer, the proposed landscaping plan includes 10 trees within the reduced buffer, at half the required spacing. All trees are proposed to be between 10 and 12 feet in height at planting providing greater screening more quickly.

In addition to the increased number of trees within the buffer, the applicant is proposing a wall with horizontal fencing on top to better screen the development from neighboring properties on the west side of Bellevue Way SE. An example of the proposed wall and fence below. As proposed in the landscaping plan, there will be 10 feet of shrubs, trees and ground cover in front of this wall. Additionally, when combined with the 5-foot wide streetscape planting strip, there will be 15 feet of landscaping between Bellevue Way SE and the proposed new

wall.



Land Use Code 20.20.420.J indicates a modification to landscaping requirements may be approved if the proposed landscaping represents an equal or better result than what can be achieved through strict application of the code and it complies with the purpose and intent of the landscaping. An additional criterion for approval is if the landscaping better accommodates or improves the existing physical condition of the property.

As discussed above, the proposed landscaping plan is proposing the use of additional trees at a tighter spacing. Additionally, the proposed plan will accommodate the development of the site and improve the existing physical condition of the property. The existing conditions at the street frontage of this property consist of an aging fence and poorly pruned junipers forming a hedge. All but one of the trees on the western property line are severely rootbound, and English ivy has overtaken the planting strip and much of the fence. Streetscape landscaping of a similar depth was provided at the property immediately north of the subject site.

The landscaping plan proposed within the streetscape buffer on the western property edge includes a predominantly native planting palate, with touches seasonal color and flowering shrubs. Reduction of the streetscape buffer allows for better use of the subject site for development and allows for a generously sized and planted transition buffer at the eastern property line. The proposed wall and fencing at the back of the buffer will enhance the softening and screening aspects of the proposed landscaping.

The landscaping plan meets the requirements for an Alternative Landscape Option by providing a vegetated visual separation of uses intended by Type III

landscaping. Therefore, the Alternative Landscape Option is approved with this Design Review. All landscaping must be installed prior to TCO unless an Installation Assurance Device is provided. A Maintenance Assurance Device will be required for a period of 1 year. Landscaping must be irrigated to ensure survival.

Landscaping Proposed along the Bellevue Way (West) Street Frontage:

Required	Proposed	Comments / Conditions
20 Ft	10 Ft	The street frontage buffer is modified to 10 feet .A robust landscaping plan is provided. Decorative block wall and horizontal fencing enhances the visual screening required of Type III landscaping
5 trees required 30 feet on center 6 feet high at planting Minimum 50% evergreen	10 trees 15 feet on center 10 -12 feet high at planting 60% evergreen	Standard application of the code requires 5 trees. 1 existing tree in the street frontage buffer is to be retained, 9 new trees are to be planted. The average spacing is 15 feet on center
42" tall evergreen shrubs 3 Ft o.c. max	42" high at planting 3 Ft o.c.	Meets code
Living ground cover to cover in 3 years	12" on center	Spacing for groundcover was tightened to ensure coverage in 3 years

Refer to Conditions of Approval regarding Final Landscape Plan and Streetscape Landscaping and Landscape Installation and/or Maintenance Assurance Device in Sections X.B and X.D of this report.

7. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two-year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

Refer to Condition of Approval regarding the Vesting Status of Land Use Approval in Section X.A of this report.

IV. PUBLIC NOTICE, COMMENT AND REPSONSE.

Application Date: July 30, 2019
Complete Date: August 22, 2019
Notice of Application Date: September 12, 2019
Bulletin Publication Date: September 3, 2020

To date no written comments were received regarding this proposal, and no members of the public attended the public meeting.

V. SUMMARY OF TECHNICAL REVIEW

A. Land Use

Noise:

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such requests shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise ordinance for new construction using best noise abatement technology.

New residential structures are required to meet the sound levels in accordance with BCC9.18.045.B. Sound attenuation measures shall be incorporated into the site design and/or the design and construction plans of the structure which are intended to reduce the maximum interior Ldn to 40 dBA or lower for sleeping areas; and 45 dBA or lower for nonsleeping areas. The applicant shall submit documentations from a noise consultant that the proposed design will meet code requirements, and verification prior to Certificate of Occupancy or Building Final inspection.

Refer to Conditions of Approval relating to Construction Noise Hours and Use of Best Available Noise Abatement Technology in Section X.A, and Conditions regarding Sound Attenuation Measures and Verification in Sections X.C and X.D.

B. Utility Code

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm. The side sewer connection will be reviewed, permitted and inspected under separate multifamily side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

Refer to Condition of Approval regarding Utilities Conceptual Approval in Section X.A of this report.

Water

Water from the existing 300 Hydraulic Gradient may not provide adequate water pressure for the homes. Booster pumps may be needed to serve each home for this proposed development. The City of Bellevue has adequate water available to serve this proposed development.

Any irrigation lines or services are required to have an approved and certified backflow assembly installed as well as provide an Irrigation Water Budget prior to acceptance of the installation.

New water services will require a water service application (UC permits). Application fees will include permit fees, Regional Capital Facilities Charge and any other applicable fees due at the time.

Sewer

A sewer manhole is required at the sewer main connection on Bellevue Way SE. The City of Bellevue has adequate sewer capacity for the proposed development. UA permits will be required for each sanitary side sewer connection including modifications.

C. Clearing and Grading Code

The Clear and Grade reviewer has reviewed the plans and materials submitted for this project and has determined that the clearing and grading portion of this land use application can be approved. The future Clearing and Grading Permit application for this development must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

D. Transportation Department

Site Access and Loading

The project site is located on the east side of Bellevue Way SE, between SE 10th Street and SE 11th Street. In the vicinity of this project, Bellevue Way SE is a four-lane road classified as a Major Arterial. The project consists of two existing single-family lots. The existing lots have two existing single-family homes which take access from Bellevue Way SE via two single-family driveways. There is an existing 6-foot-wide sidewalk, 3-foot-wide planter strip, and curb & gutter along the Bellevue Way SE frontage. The site is bordered by single family homes to the east, north, and south.

Vehicular access to the proposed five-unit condominium project will be provided via one new private street connecting to the east side of Bellevue Way SE, replacing the existing driveways. The private road approach must be a minimum of 26-feet-wide, and the private street must be a minimum of 20-feet-wide. Pedestrian access to the site will be provided via the public sidewalk along Bellevue Way SE. No other access connection to city right-of-way is authorized.

All garbage pickup and delivery vehicles must be able to operate on site. No backing into the Right-of-Way will be allowed. On-street loading in the Right-of-Way will not be allowed.

Refer to Conditions of Approval regarding Provisions for Loading in Section X.A of this report.

Street Frontage Improvements

The project site is located on the east side of Bellevue Way SE, between SE 10th Street and SE 11th Street. In the vicinity of this project, Bellevue Way SE is a four-lane road classified as a Major Arterial. This site has approximately 150 feet of street frontage along Bellevue Way SE. There is an existing 6-foot-wide sidewalk, 3-foot-wide planter strip, and curb & gutter along the Bellevue Way SE frontage. To meet Bellevue's current codes and standards, street frontage improvements are required.

Frontage improvements required by the developer include:

Bellevue Way SE:

1. Installation of a minimum 8-foot-wide concrete sidewalk.
2. Installation of a minimum 5-foot-wide planter strip. The planter strip shall include soil preparation, root barrier, street trees, ground cover, and spray irrigation from a private metered water source.
3. Installation of new curb and gutter along the street frontage.
4. Installation of a new 26-foot-wide private driveway approach per standard drawing SW-170-1.
5. Installation of a minimum 20-foot-wide private street serving the condominium units.
6. Street lighting shall meet City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
7. Sight distance requirements must be met per BCC 14.60.240 at the driveway onto Bellevue Way SE.
8. Underground all overhead utilities into the project.

The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

Refer to Conditions of Approval regarding Civil Engineering Plans and Frontage Improvements in Section X.B of this report.

Comments Relating to Work in the Right of Way

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).
2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

3. The new landscaping planter strip within the sidewalk along Bellevue Way SE shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planter shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawings SW-120-1 and SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.
4. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
5. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
6. A private road street name sign is required to be installed. The applicant has the option of paying the City to manufacture the street name sign or having one manufactured by a private vendor. The applicant is responsible for procuring the sign post and hardware and is responsible for installation. The specifics of the street name sign will be determined during the clearing and grading permit.
7. The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans.

Refer to Condition of Approval regarding to Building and Site Plans for Transportation Department, and Street Frontage Improvements and Other Transportation Requirements in Section X.C of this report.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site along Bellevue Way SE. Any negative impact that this development has on existing easements must be mitigated or easements relinquished.

Refer to Conditions of Approval regarding Existing Easements, and Sidewalk/Utility Easements in Section X.C of this report.

Use of the Right of Way during construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Refer to Condition of Approval regarding Right of Way Use Permit Department in Section X.B of this report.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project, Bellevue Way SE has been classified as "Grind/Overlay Required." Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Refer to Condition of Approval regarding Pavement Restoration in Section X.D of this report.

E. Fire Department

The proposed site plan for this decision generally conforms to Fire Code requirements. Fire sprinkler determinations per building will be made upon the building plans submittal. IFC 102.5

See Conditions of Approval regarding Fire Access Roads, Detention Vaults and Pipes, and Fire Sprinklers in Section X.A of this report.

F. Parks Department

All new street trees and plantings within the streetscape planting strip/right of way are required to be planted per the Parks Department Best Management Practices in place at time of construction. The irrigation for the right-of-way plantings shall be on a separate meter to allow accessibility for any necessary maintenance work by the City of Bellevue.

Refer to Conditions of Approval regarding the Streetscape Landscaping and Final Landscape Plan and Right of Way Irrigation in Section X.B of this report.

VI. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

Changes to the proposal as a result of Staff Review include:

- Modifications were made to the landscaping plan to meet the general and transition

landscape requirements as well as the alternative landscaping option requirements discussed in Section III.B.6.b of this report. Native species and additional trees and shrubs were added to the plans. Groundcover spacing was tightened to compensate for the slow growth habit of the species proposed.

- Patios at the rear of the units were modified to be at least 10 feet from the property lines.
- The water feature and community gathering space was modified to provide more seating and landscaping.
- A portion of the structure that intruded into the streetscape landscape buffer was modified to be completely outside of the buffer.
- Modifications to the street frontage improvements to meet Land Use, Parks, and Transportation requirements, including but not limited to the provision of an 8-foot wide sidewalk and 5-foot wide planting strip.

VII. DECISION CRITERIA

A. DESIGN REVIEW CRITERIA

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan Urban Design element and Subarea Plan. The property has been designated Multifamily Residential (R-15) in the Southwest Bellevue Subarea. Specific policies supported by this application include:

The following Comprehensive Plan policies support the proposed development:

Housing Policies:

“Encourage investment in and revitalization of single family and multifamily neighborhoods where private investment patterns are not accomplishing this objective.” HO-1

“Promote quality, community friendly single family, multifamily and mixed use development through features such as enhanced open space and pedestrian connectivity” HO-2

Southwest Bellevue Subarea Policies:

“Support the existing land use patterns and densities” S-SW-1

“Retain significant trees adjacent to the Single-family area east of future multifamily development along the east side of Bellevue Way between S.E. 10th Street and S.E. 11th Street” S-SW-9

“Buffer the pedestrian and or bicyclist from vehicular traffic on heavily traveled arterials such as Bellevue Way, 112th Avenue SE and Main Street.” S-SW26

“Encourage the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way SE redevelop to multifamily residential use.” S-SW28

“Encourage the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting” S-SW-36

Land Use Policies:

“Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage” LU-6

“Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city’s codes.” LU-11

“Support neighborhood efforts to maintain and enhance their character and appearance” LU-13

“Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community” LU-15

“Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.” LU-29

Finding: This project will provide five dwelling units where two small commercial buildings are located. It is a good example of providing the highest and best use of the site that is in keeping with adjacent residential development. The new buildings will reflect the scale, style and materiality of nearby multifamily developments and single-family homes. The landscaping, planting strip and sidewalk provide appropriate transition to the more intense Downtown district to the north.

2. The proposal complies with the applicable requirements of this Code.

Finding: As conditioned, the proposal complies with applicable requirements of the Land Use Code, including but not limited to the following:

- Dimensional Requirements
- Parking/Loading Requirements
- Building and Site Design Requirements
- Use Charts
- Street Tree and Sidewalk Requirements.
- Transition Area Design District Standards and Guidelines

See Section III of this report for a discussion of applicable code requirements and standards and how they are met and Conditions of Approval in Section X.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: As conditioned, the proposal complies with the guidelines and standards for the Transition Area Design District as follows;

i. Building Design:

The project will be utilizing materials similar and compatible with the adjacent residential developments. The building design incorporates stepbacks and the footprints are articulated to break down the scale of the structures. These buildings are of a similar size, height and configuration as many single family residential structures within Bellevue. All buildings provide a pitched roof form. No communication dishes are proposed for the buildings are proposed, and all mechanical equipment will be placed behind the structures screened from public view.

ii. Site Design:

The site has been designed to be compatible with adjacent residential development. Traffic will enter the site from a central access drive off of Bellevue Way SE. All units will be accessed directly from this drive aisle. Sufficient space has been provided for larger vehicles, such as delivery and garbage trucks, to perform a 3 point turn on site. All resident parking will be provided within attached garages. Two on site guest parking spaces will be provided on site.

No refuse enclosures are required as each unit will have its own toter for solid waste servicing. These will be stored within the attached garage for each unit. All solid waste and recycling servicing will occur on site.

The proposal includes a decorative wall and fence at the back of the landscaped buffer near the street frontage. This fencing coordinates well with the architectural design of the units. A similar fence is proposed for side and rear property lines as well. The fencing style is compatible with adjacent properties.

Robust landscaping will further serve to buffer this multi-family use from adjacent residential properties with special attention to the buffering of the development from single family properties to the east.

iii. Other:

All mechanical equipment shall be placed behind the buildings, away from public view. No mechanical equipment shall be located within a required setback, landscaping area, or on the roof of the structure.

4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The project meets this criterion. The structures are of a similar size, scale and materiality as adjacent multifamily and single family residential structures. The proposed development reflects the quality of development on adjacent development to the north.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: All public utilities and infrastructure are available to or on the site or will be constructed/installed with the development. All City departments have reviewed the proposal and required conditions as necessary. See Section V for Technical Review.

IX. CONCLUSION AND DECISION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code & Standard compliance reviews, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. CONDITIONS OF APPROVAL

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES: The applicant shall comply with all applicable Bellevue City Codes (BCC) and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860 suzunow@bellevuewa.gov
Bellevue Development Standards	Savina Uzunow, 425-452-7860 suzunow@bellevuewa.gov
Transportation Code - BCC 14.60	Ian Nisbet, 425-452-4851 iniset@bellevuewa.gov
Trans. Improvement Program - BCC.22.16	Ian Nisbet, 425-452-4851 iniset@bellevuewa.gov
Right-of-Way Use Permit - BCC 14.30	Tim Stever, 425-452-4294 tstever@bellevuewa.gov
Bellevue Utilities Code - BCC Title 24	Arturo Chi, 425-452-4119 achi@bellevuewa.gov
Construction Codes - BCC Title 23	Lauren Eck, 425-452-6938 leck@bellevuewa.gov
Structural Codes – BCC Title 23	Lauren Eck, 425-452-6938 leck@bellevuewa.gov
Land Use Code - BCC Title 20	Carol Orr, 425-452-2896 corr@bellevuewa.gov
Sign Code - BCC Title 22B	Carol Orr, 425-452-2896 corr@bellevuewa.gov
Noise Control - BCC 9.18	Carol Orr, 425-452-2896 corr@bellevuewa.gov
Uniform Fire Code - BCC 23.11	Derek Landis, 425-452-411 dlandis@bellevuewa.gov

A. GENERAL CONDITIONS

The following conditions apply to all phases of development

LAND USE DIVISION CONDITIONS (GENERAL)

1. Modification to the Design Review Plans

Any modification to this approval prior to occupancy shall be reviewed and approved as a revision to this Design Review. Any modification to this approval after occupancy shall be reviewed and approved as either a new application or as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I. of this report. Conditions of Approval run for the life of the project.

Authority: Land Use Code 20.30F.175
Reviewer: Carol Orr, Land Use

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

Authority: Land Use Code 20.40.500
Reviewer: Carol Orr, Land Use

3. Construction Noise Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction using best noise abatement technology.

Authority: Bellevue City Code 9.18.020, 9.18.040
Reviewer: Carol Orr, Land Use

4. Use of Best Available Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

Authority: Bellevue City Code 9.18.020F
Reviewer: Carol Orr, Land Use

5. Project Plans

The project is subject to the civil, architectural and landscaping plans submitted with the Design Review (attached to this staff report) as submitted on 6/15/2020.

Authority: Land Use Code 20.30.F
Reviewer: Carol Orr, Land Use

6. Recycling and Solid Waste

Solid waste, recycling and yard waste toter will be serviced on site, at the end of the driveway for each unit. Totes shall be returned to the garage, or a screened area, the same day as servicing and shall at no time block the public sidewalk. No solid waste, recycling and yard waste toters will be allowed to be placed on Bellevue Way.

Authority: Land Use Code 20.20.820
Reviewer: Carol Orr, Land Use

UTILITY DEPARTMENT CONDITIONS (GENERAL)

7. Utilities Conceptual Approval

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm

drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm. The side sewer connection will be reviewed, permitted and inspected under separate multifamily side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Arturo Chi, Utilities

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

8. Provisions for Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4, BCC 14.60.180
Reviewer: Ian Nisbet, Transportation

FIRE DEPARTMENT CONDITIONS (GENERAL)

9. Fire Access Roads

The 20' wide fire department access roads in the complex shall be marked as fire lanes in accordance with IFC 503.3

Authority: IFC 503.3 14.30.060
Reviewer: Derek Landis, Bellevue Fire

10. Detention Vaults and Pipes

Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square. A separate "BH" permit will be required to ensure the required loading is met.

Authority: IFC 503.2.3
Reviewer: Derek Landis, Bellevue Fire

11. Fire Sprinklers

Fire sprinkler determinations per building will be made upon the building plans submittal.

Authority: IFC 102.5
Reviewer: Derek Landis, Bellevue Fire

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading (GD) or Demolition permit application

LAND USE DIVISION CONDITIONS (GD)

12. Boundary Line Adjustment

Prior to clearing and grading approval, the applicant shall receive approval of a Boundary line Adjustment and provide a recorded copy to the City.

Authority: Land Use Code 20.20.520 and LUC 20.25B.040
Reviewer: Carol Orr, Land Use

13. Final Landscape Plan and Streetscape Landscaping

- a) General: Final Landscape and Irrigation Plans shall be submitted with the Clearing and Grading Permit application for review by Land Use, the Parks Department, and the Utilities Department. See Condition of Approval below regarding the Streetscape Irrigation (right-of-way).
- b) The applicant shall conduct all work on site adjacent to the retained trees in the landscaped buffer on the east property in compliance with the arborist report prepared on May 11, 2020.
- c) The applicant shall coordinate the installation of trees, shrubs and groundcover plantings in the planting strip in the City right of way with the City of Bellevue Parks Department with regard to maintenance, irrigation and distance from street lights. Please contact Merryn Hearn at 425-452-4100 or MHearn@bellevuewa.gov to discuss coordination.
- d) Note 7 on Landscape Plan L-1 must be corrected to exclude street trees. Street trees shall be mulched uniformly with the rest of the bed as specified in Transportation detail SW-130-1.

Authority: Land Use Code 20.20.520 and LUC 20.25B.040
Reviewer: Carol Orr, Land Use

14. Right of Way Irrigation

- a) Any irrigation system for all landscaping within the City right-of-way will be on a separate meter and controller which can be accessed 24 hours a day by the City and shall remain separate from the on-site systems. The applicant will be required to construct the irrigation service line, setter and pay for the meter installation and associated connection charges for this meter. The irrigation water meter must be revised per City Requirements as the City does not use 5/8" meters.
- b) The irrigation system shall include automatic operations and rain sensors to override the automatic cycle if needed. Coordinate the exact location with the Parks Department prior to irrigation installation and submit proof that the irrigation design for the right-of-way has been approved by the Parks Department prior to building permit issuance. If the irrigated area exceeds 500 square feet, then the landscape irrigation budgeting section of the Water Code applies.
- c) Drip irrigation will not be allowed in the right-of-way planting strip. Schedule 40 irrigation pipe is required in the right-of-way and there shall be a minimum 4-inch diameter sleeves under all new sidewalks and driveways.
- d) A private irrigation service line(s) is required for all on-site landscape areas. The Utilities Department is responsible for reviewing all irrigation designs.
- e) Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not

create a tripping hazard in the sidewalk.

- f) Parks Department reviewers may be contacted for additional information about irrigation and planting work within the Right of Way.

Mike Hauer (Irrigation)	MHauer@bellevuewa.gov	(425) 452-6855
Tom Kuykendall,	TKuykendall@bellevuewa.gov	(425) 452-7925;
Merryn Hearn,	MHearn@bellevuewa.gov	(425) 452-4100

- g) Irrigation shall be designed per the Parks and Community Services Department Environmental Best Management Practices and Design Standards. Prior to Clearing and Grading Permit approval, the final irrigation plan must be reviewed and approved by the City of Bellevue Utilities and Parks Departments.
- h) The irrigation details provided under the review of this permit and as approved under the Clearing and Grading Permit must be included in all future landscaping plans.
- i) Final Landscape and Irrigation Plans approved under the Clearing and Grading Permit shall be included in the Building Permit set(s), but each sheet shall be labeled **"FOR REFERENCE ONLY – REFER TO CLEARING AND GRADING PERMIT FOR APPROVED LANDSCAPE AND IRRIGATION PLANS"**.

Authority: BCC 24.02.205, LUC 20.20.520
Reviewer: Carol Orr, Land Use

TRANSPORTATION DEPARTMENT CONDITIONS (GD)

15. Right of Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Ian Nisbet, Transportation

16. Civil Engineering Plans & Frontage Improvements

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The

design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document.

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- c) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
- d) Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
- e) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- f) Location of fixed objects in the sidewalk or near the driveway approach.
- g) Trench restoration within any right of way or access easement.

Specific Transportation Conditions and Frontage Improvements:

Bellevue Way SE

- a) Installation of a minimum 8-foot-wide concrete sidewalk.
- b) Installation of a minimum 5-foot-wide planter strip. The planter strip shall include soil preparation, root barrier, street trees, ground cover, and spray irrigation from a private metered water source.
- c) Installation of new curb and gutter along the street frontage.
- d) Installation of a new 26-foot-wide private driveway approach per standard drawing SW-170-1.
- e) Installation of a minimum 20-foot-wide private street serving the condominium units.
- f) Street lighting shall meet City of Bellevue's standards per BCC 14.60.210. An AGI analysis will be required to verify that minimum light levels are met.
- g) Sight distance requirements must be met per BCC 14.60.240 at the driveway onto Bellevue Way SE.
- h) Underground all overhead utilities into the project.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual;
Americans with Disabilities Act
Reviewer: Ian Nisbet, Transportation

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

17. Building Materials/Details and Color Samples

The development is subject to the building materials/details and color samples as submitted with the Design Review application on 6/15/2020.

Authority: Land Use Code 20.25B.050
Reviewer: Carol Orr, Land Use

18. Mechanical Equipment Location

All mechanical equipment shall be located outside of any required setbacks, and visually screened from neighboring properties, adjacent streets, and public sidewalks. Mechanical equipment shall not exceed maximum permissible noise levels in BCC 9.18.030.

Authority: LUC 20.20.525, BCC 9.18.030
Reviewer: Carol Orr, Land Use

19. Light and Glare

In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent light and glare spillover.

Authority: Land Use Code 20.20.522
Reviewer: Carol Orr, Land Use

20. Sound Attenuation Measures

Prior to issuance of the building permit, the applicant shall provide information that the proposed construction method will result in a maximum Ldn of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas.

Authority: Bellevue City Code 9.18.045B
Reviewer: Carol Orr, Land Use

21. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Ian Nisbet, Transportation

22. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241

Reviewer: Ian Nisbet, Transportation

23. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100

Reviewer: Ian Nisbet, Transportation

24. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100

Reviewer: Ian Nisbet, Transportation

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

25. Sound Attenuation Verification

The applicant shall provide documentation from a qualified sound professional that the maximum interior Ldn within sleeping areas will not exceed 40 dBA, and 45 dBA for non-sleeping areas.

Authority: Bellevue City Code 9.18.045B

Reviewer: Carol Orr, Land Use

26. Landscape Maintenance and/or Installation Assurance Device

If a Temporary Certificate of Occupancy (TCO) is requested prior to completion of the landscape installation, the applicant shall file with Development Services a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed. The assurance device will be released upon complete installation, inspection and approval by the land use reviewer for the project and execution of the landscape maintenance assurance device.

If landscaping is complete at the time of Certificate of Occupancy (CO), the applicant shall file with the Development Services Department/Land Use Division a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Authority: Land Use Code 20.40.490

Reviewer: Carol Orr, Land Use

27. Parking Area Markings and Signage

Parking stalls, crosswalks, and directions of travel shall be marked to be clearly visible using paint or other methods approved by the Development Services Director. .

Authority: Land Use Code 20.20.590, 20.25B.050.A.1

Reviewer: Carol Orr, Land Use

28. Street Frontage Improvements and Other Transportation Requirements

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.

Reviewer: Ian Nisbet, Transportation

29. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

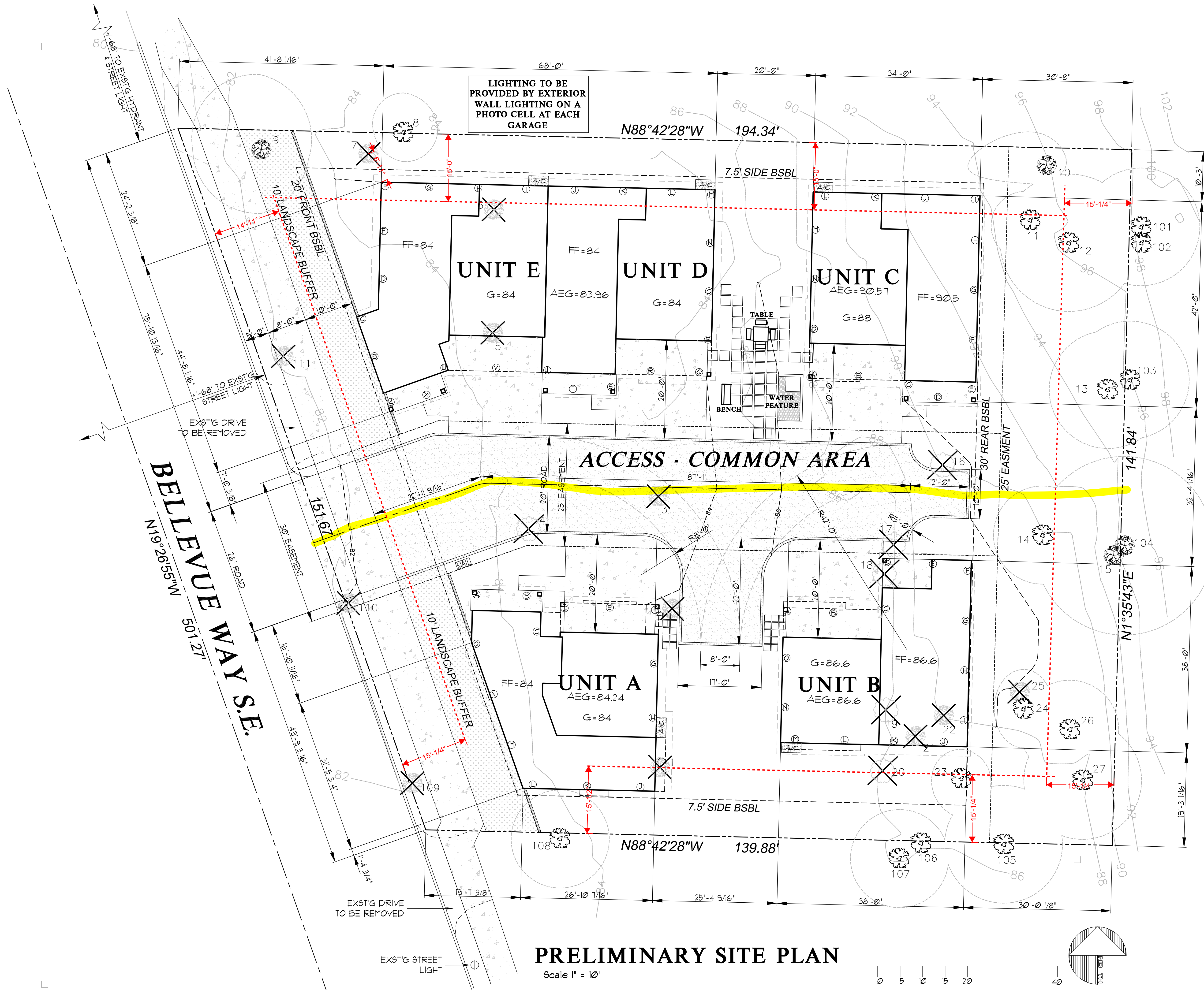
a) Bellevue Way SE: Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet.

Authority: BCC 14.60. 250; Design Manual Design Standard #23

Reviewer: Ian Nisbet, Transportation

LIST OF ATTACHMENTS

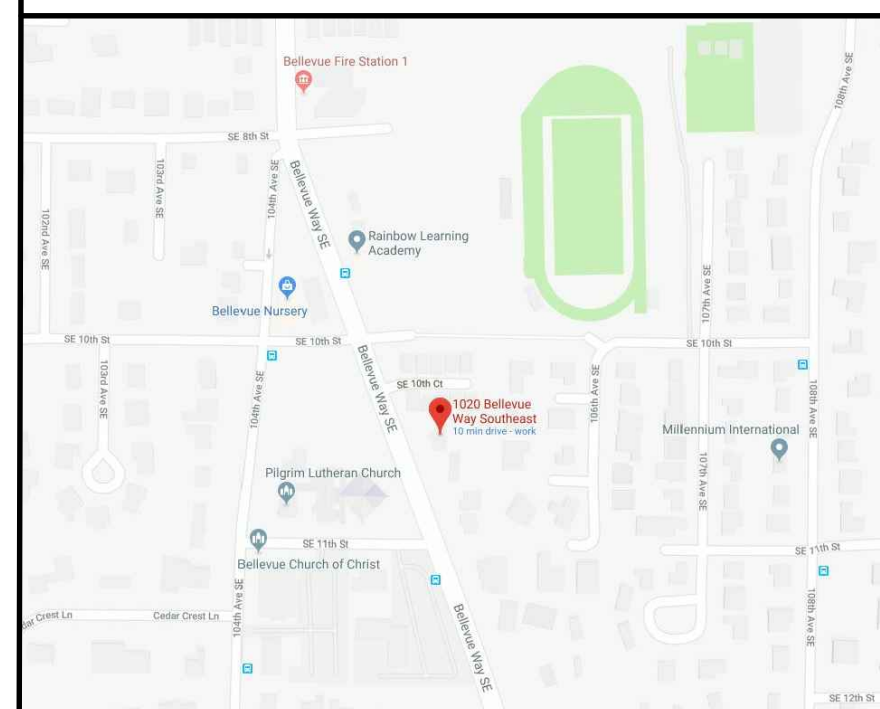
- A. Plans and Drawings
- B. Approval Letter from Republic Services



PRELIMINARY SITE PLAN

Scale 1" = 10'

VICINITY MAP



SITE INFO

STREET ADDRESSES:
1020 & 1026 Bellevue Way SE, Bellevue, WA 98004

PARCEL NUMBER:
573960-1625 & 573960-1675

LEGAL DESCRIPTION:

PARCEL A:
THE SOUTH 21 FEET OF LOTS 6 AND 23, ALL OF LOTS 7 AND 22, AND THE NORTH 18 FEET OF LOTS 8 AND 21, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOTS 6, 7 AND 8 LYING WITHIN LAKE WASHINGTON BOULEVARD; TOGETHER WITH THAT PORTION OF VACATED BOONE AVENUE SOUTHEAST THAT WOULD ATTACH THERETO BY OPERATION OF LAW, VACATED MAY 26, 1969, UNDER CITY OF BELLEVUE.
ORDINANCE NO. 1355 AND RECORDED UNDER RECORDING NO. 6522932.
PARCEL B:
THE SOUTH 12 FEET OF LOTS 8 AND 21, ALL OF LOTS 19 AND 20; AND THAT PORTION OF LOTS 9 AND 10, LYING EASTERLY OF LAKE WASHINGTON BOULEVARD, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF THE SOUTH 12 FEET OF LOT 8, LYING WITHIN LAKE WASHINGTON BOULEVARD; TOGETHER WITH THAT PORTION OF VACATED BOONE AVENUE SOUTHEAST THAT WOULD ATTACH THERETO BY OPERATION OF LAW, VACATED MAY 26, 1969, UNDER CITY OF BELLEVUE.
ORDINANCE NO. 1355 AND RECORDED UNDER RECORDING NO. 6522932.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, LYING EASTERLY OF LAKE WASHINGTON BOULEVARD.
PARCEL C:
THAT PORTION OF LOT 8 LYING EASTERLY OF THE EASTERLY MARGIN OF BELLEVUE WAY SE, AND ALL OF LOT 21, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
LOTS 8 AND 21:
EXCEPT THE NORTHERLY 18 FEET THEREOF; AND
EXCEPT THE SOUTHERLY 12 FEET THEREOF;
(BEING IDENTICAL WITH THAT CERTAIN TRACT OF LAND DESCRIBED IN JUDGMENT AND DECREE ENTERED JUNE 16, 2005 IN KING COUNTY SUPERIOR COURT CAUSE NO. 04-2-73734-9 SEA, RECORDED UNDER RECORDING NO. 20050718002196.)
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

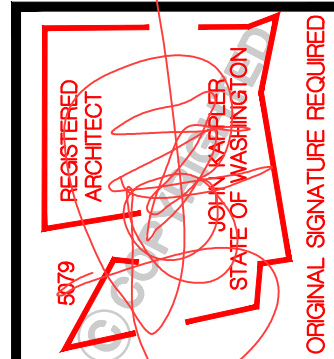
ZONING

ZONING: R-10	STRUCTURE COVERAGE 35%
SETBACKS FRONT = 30'-0" REAR = 30'-0" SIDE = 5' MIN. 15' COMBINED	IMPERVIOUS SURFACE 65%
HEIGHT LIMIT 30' ABOVE A.E.G. TO TOP OF A FLAT ROOF OR MIDPOINT OF THE HIGHEST PITCHED ROOF	FLOOR AREA RATIO N/A

SOLID WASTE, RECYCLING, & YARD WASTE TROTTERS TO BE SERVICED AT THE END OF EACH UNITS DRIVEWAY & STORED WITHIN THE GARAGE OR OUTSIDE & SCREENED BY A FENCE OR SIMILAR STRUCTURE

DRAWING INDEX

- A1. ARCHITECTURAL SITEPLAN
- A2. HEIGHT, COVERAGE CALCULATIONS & TREE INFO
- A3. BIRDS EYE PERSPECTIVE I
- A4. BIRDS EYE PERSPECTIVE II
- A5. UNIT A FLOOR PLANS
- A6. UNIT A ELEVATIONS
- A7. UNIT B FLOOR PLANS
- A8. UNIT B ELEVATIONS
- A9. UNIT C FLOOR PLANS
- A10. UNIT C ELEVATIONS
- A11. UNITS D&E FLOOR PLANS
- A12. UNITS D&E ELEVATIONS
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE LEGEND
- L3. LANDSCAPE DETAILS
- IR-1. IRRIGATION PLAN
- IR-2. IRRIGATION NOTES
- IR-3. IRRIGATION DETAILS
- BOUNDARY & TOPOGRAPHIC SURVEY
- CLEARING & GRADING PLAN
- DRAINAGE, WATER, & SEWER PLAN
- ROAD PLAN
- ROAD PROFILE



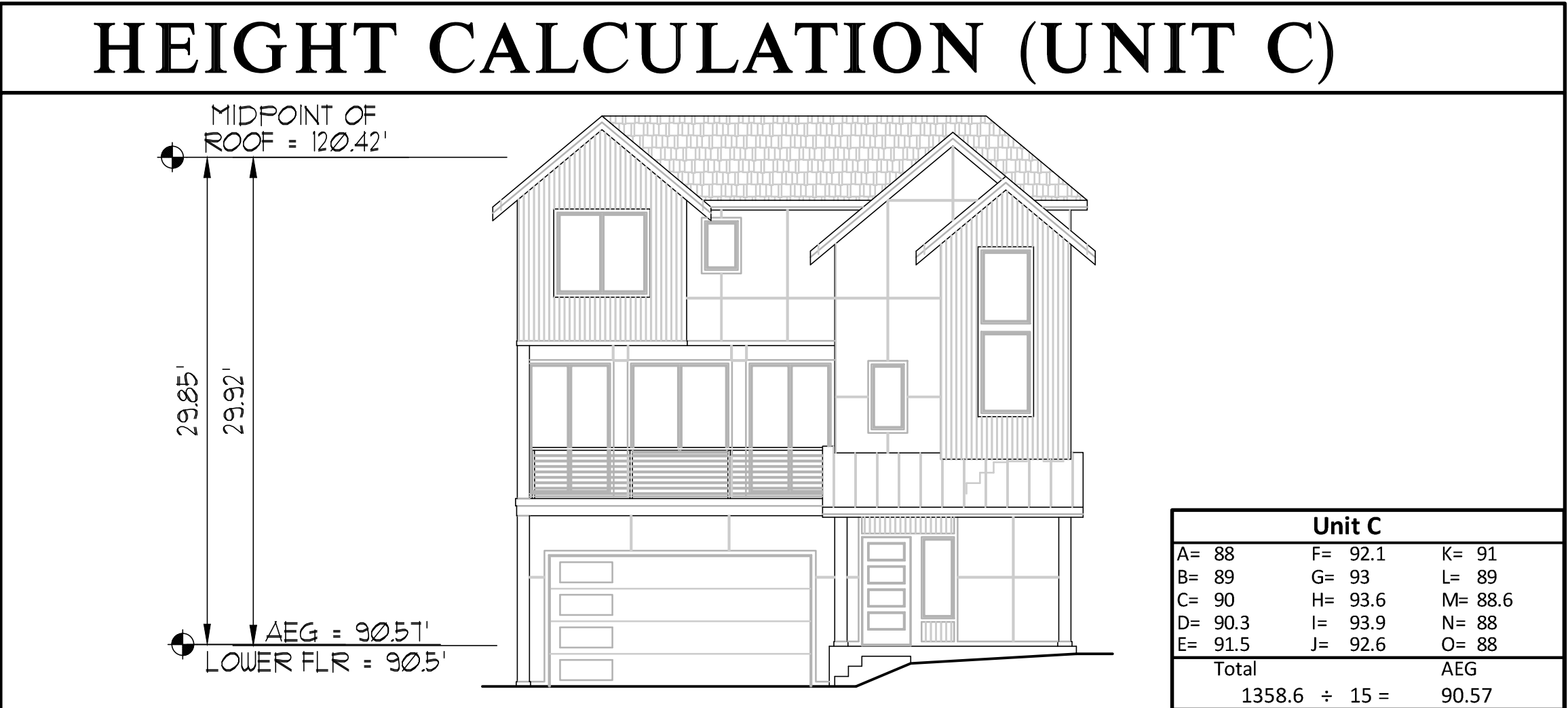
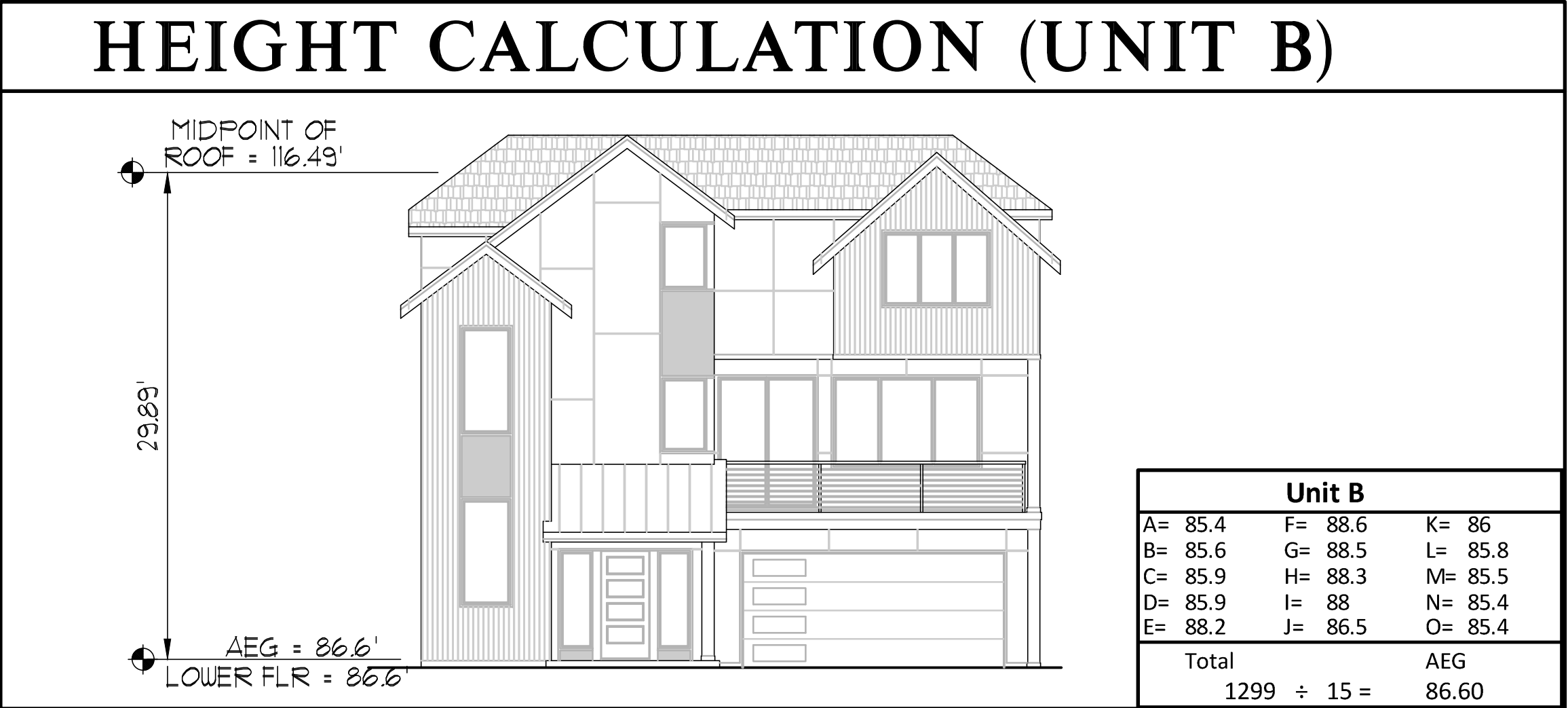
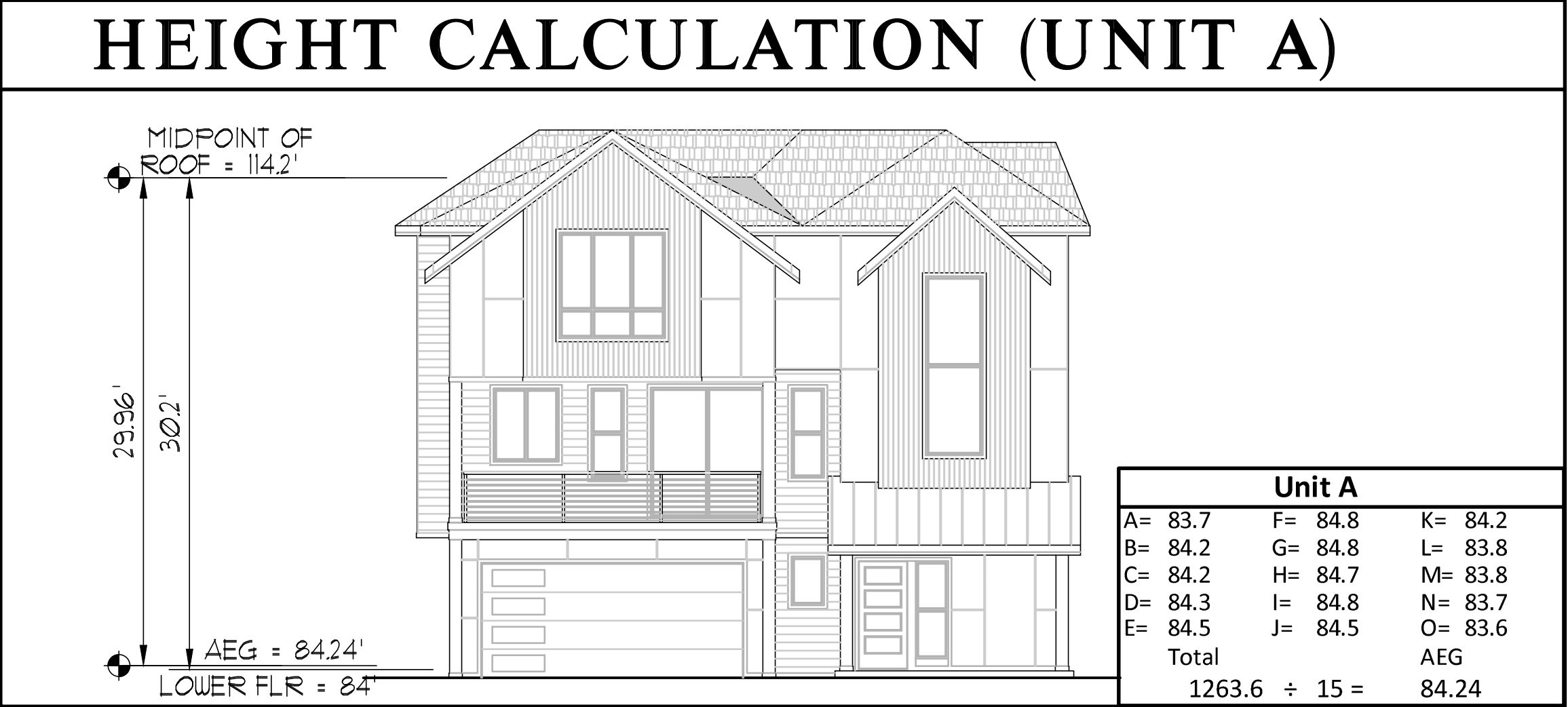
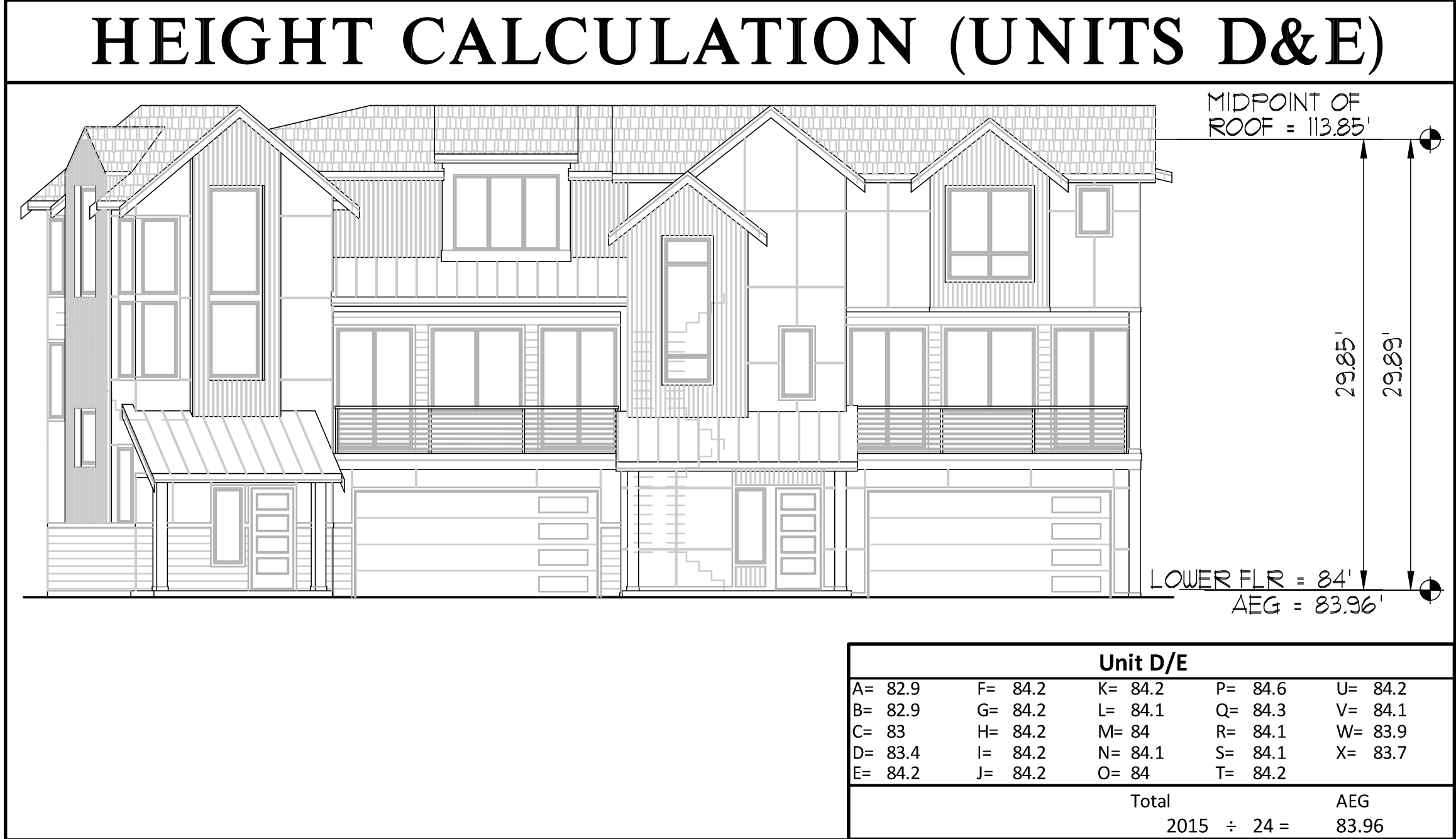
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07/09/19	SM	DESIGN REVIEW
07/10/20	SM	JURISDICTIONAL COMMENTS
03/12/20	SM	JURISDICTIONAL COMMENTS
07/17/20	SM	JURISDICTIONAL COMMENTS

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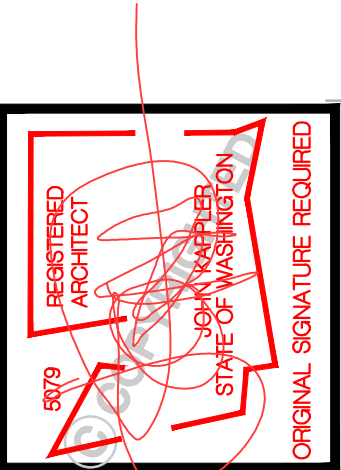
TITLE
JOB NO.: 1802702
STARTING NO.:

SHEET
A1



SITE CALCULATIONS	
LOT AREA 23,702 SF	GROSS LOT AREA (12,531 • 11,171)
STRUCTURE COVERAGE CALCULATION	
23,702 SF	LOT AREA
x 35%	
8,296 SF	ALLOWABLE LOT STRUCTURE COVERAGE
1,281 SF	UNIT A (building footprint)
56 SF	UNIT A (entry)
1,213 SF	UNIT B (building footprint)
60 SF	UNIT B (entry)
1,297 SF	UNIT C (building footprint)
58 SF	UNIT C (entry)
2,651 SF	UNITS D/E (building footprint)
106 SF	UNITS D/E (entrys)
6,722 SF/283%	TOTAL STRUCTURE COVERAGE
IMPERVIOUS SURFACE CALCULATION	
23,702 SF	GROSS LOT AREA
x 65%	
15,406 SF	ALLOWABLE IMPERVIOUS COVERAGE
1,550 SF	UNIT A ROOF (includes eaves)
270 SF	UNIT A DRIVEWAY/WALK (excluding portion u/ eaves)
1,440 SF	UNIT B ROOF (includes eaves)
232 SF	UNIT B DRIVEWAY/WALK (excluding portion u/ eaves)
1,529 SF	UNIT C ROOF (includes eaves)
218 SF	UNIT C DRIVEWAY/WALK (excluding portion u/ eaves)
3,064 SF	UNIT D/E ROOF (includes eaves)
464 SF	UNIT D/E DRIVEWAY/WALK (excluding portion u/ eaves)
4,178 SF	ROAD & SIDEWALK
213 SF	COMMON SPACE PAVER AREA (excluding portion u/ eaves)
48 SF	WATER FEATURE
13,206 SF/55.7%	TOTAL IMPERVIOUS SURFACE

TREE RETENTION		
TREE/SPECIES	SIZE (DBH)	RETAINED
1 • JAPANESE MAPLE	6,4,6 (9)	NO
2 • JAPANESE MAPLE	4,5,4 (8)	NO
3 • JAPANESE MAPLE	5,5,4,3,2 (9)	NO
4 • W. RED CEDAR	35	NO
5 • JAPANESE MAPLE	6	NO
6 • KOUSA DOGWOOD	7,3 (8)	NO
7 • BURG. NOR. MAP.	26	NO
8 • DOUGLAS FIR	OFF SITE (6)	YES
9 • JAPANESE MAPLE	10	YES
10 • COMMON HAWTHORN	6	YES
11 • ENGLISH HOLLY	4,4,4,4, (8)	YES
12 • DOUGLAS FIR	31	YES
13 • DOUGLAS FIR	22	YES
14 • DOUGLAS FIR	15	YES
15 • BIG LEAF MAPLE	16,16 (23)	YES
16 • ENGLISH HOLLY	6,8,7 (12)	NO
17 • DOUGLAS FIR	16	NO
18 • DOUGLAS FIR	21	NO
19 • DOUGLAS FIR	28	NO
20 • DOUGLAS FIR	20	NO
21 • PACIFIC MADRONE	NON VIABLE	NO
22 • PACIFIC MADRONE	NON VIABLE	NO
23 • DOUGLAS FIR	10	YES
24 • DOUGLAS FIR	10	YES
25 • PACIFIC MADRONE	NON VIABLE	NO
26 • DOUGLAS FIR	14	YES
27 • DOUGLAS FIR	15	YES
109 • NORWAY MAPLE	OFF SITE (12)	NO
110 • NORWAY MAPLE	OFF SITE (7)	NO
111 • EUROPEAN ASH	OFF SITE (28)	NO
TOTAL DBH =		362"
TOTAL RETAINED =		164" / 45.3%



Date	By	Description
07/09/19	SM	DESIGN REVIEW
10/02/20	SM	JURISDICTIONAL COMMENTS
3/2/2021	SM	JURISDICTIONAL COMMENTS
5/10/2021	SM	JURISDICTIONAL COMMENTS

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SHEET

A2



WEST



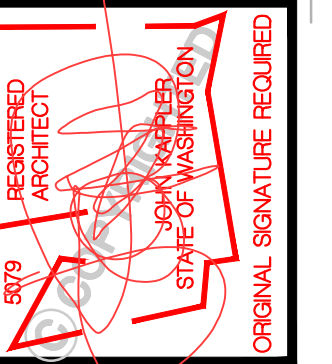
WEST



WEST



SOUTHWEST



Date	By	Description
07/29/19	SM	DESIGN REVIEW

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SHEET
A3



SOUTHEAST



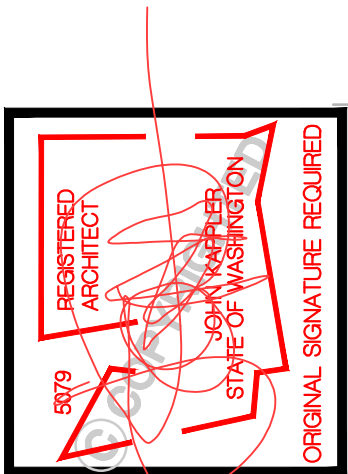
NORTHEAST



EAST



NORTHWEST



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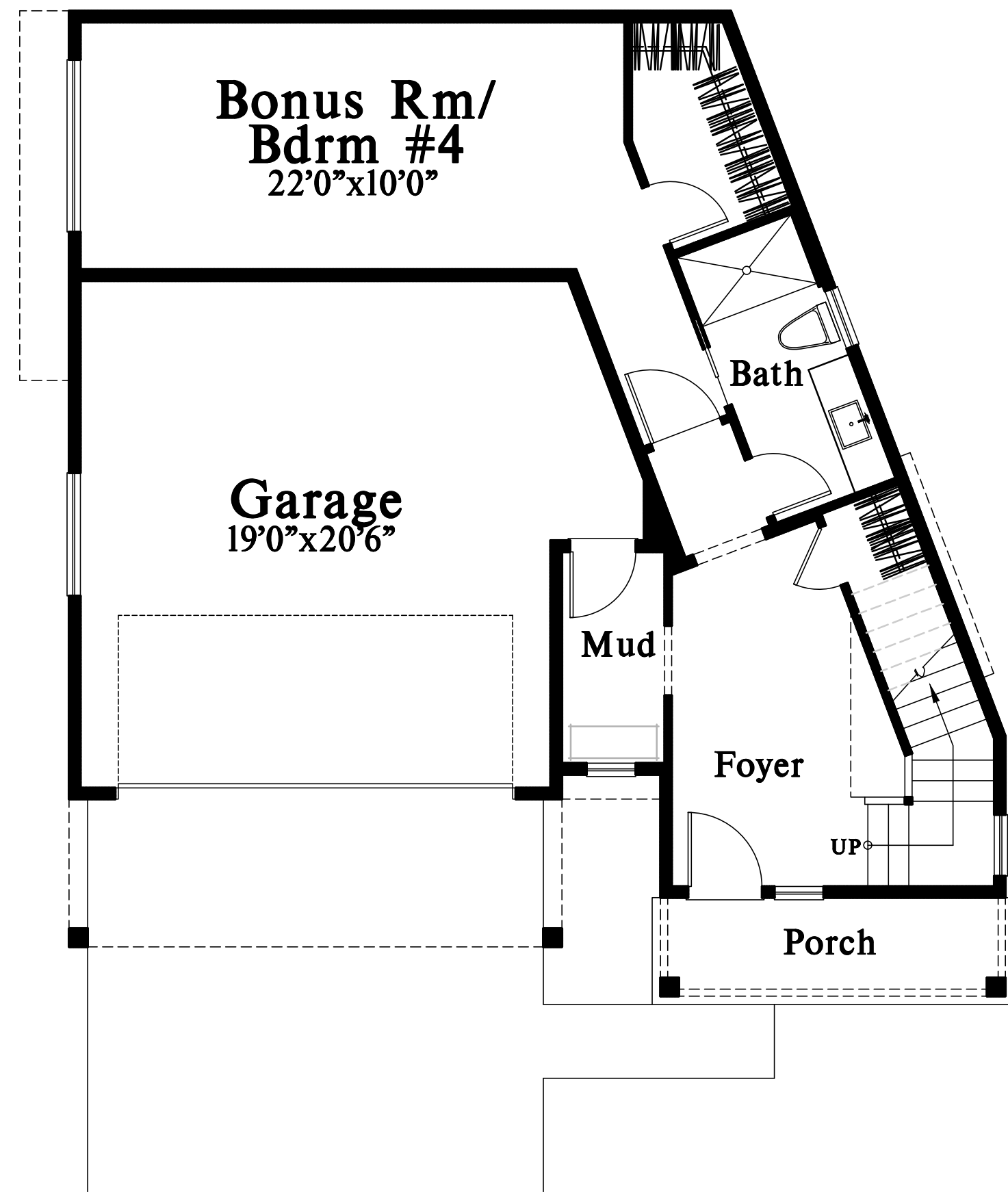
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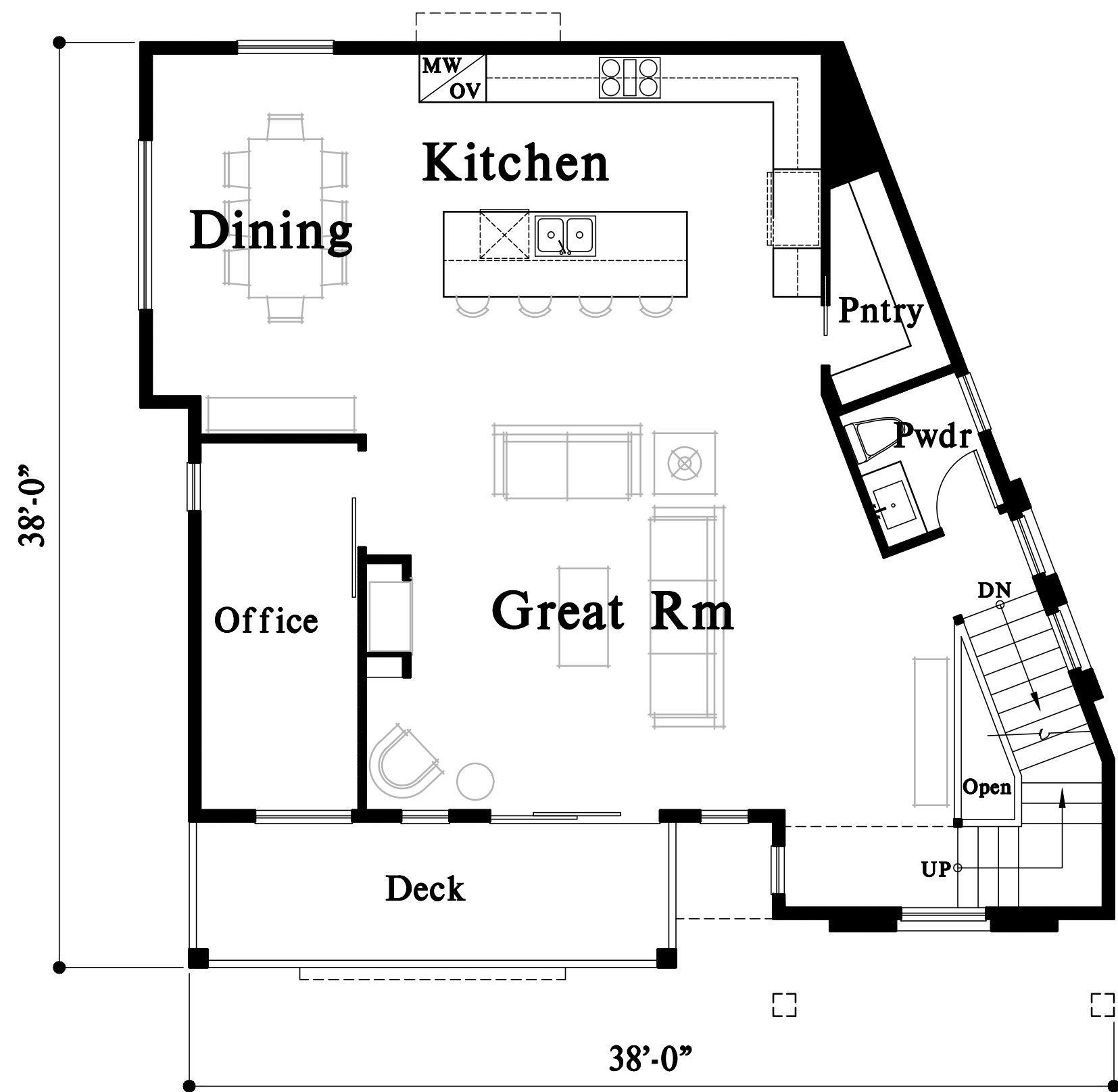
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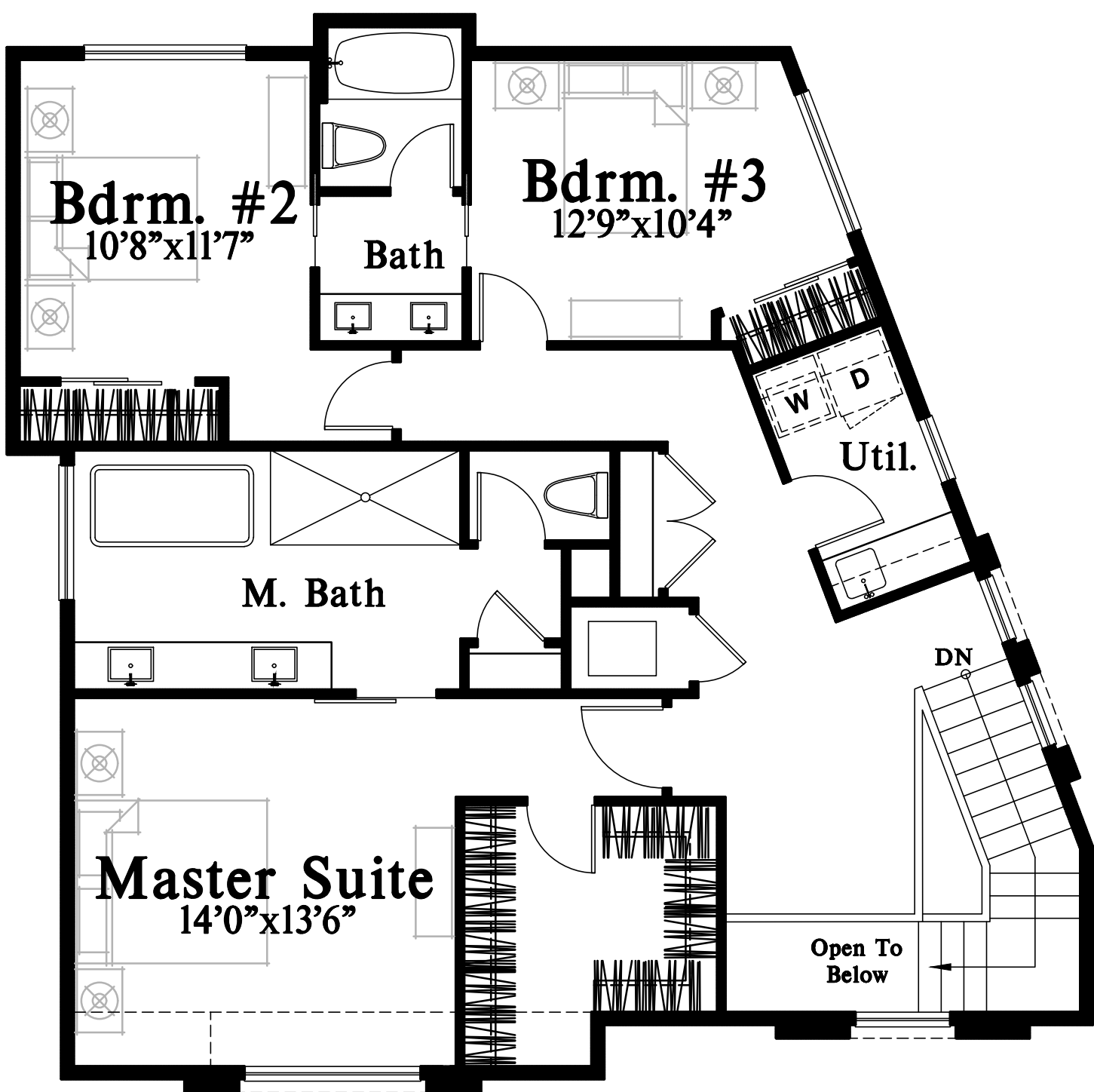
A4



LOWER FLOOR PLAN
Scale 3/16"=1'-0"



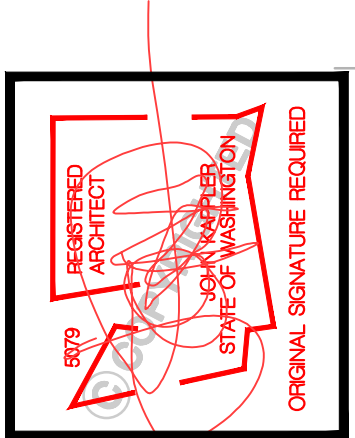
MAIN FLOOR PLAN
Scale 3/16"=1'-0"



UPPER FLOOR PLAN
Scale 3/16"=1'-0"

Milestone NW
Bellevue Way Condos
Unit A
1020 Bellevue Way SE Bellevue, WA 98004

SQUARE FOOTAGE	
MAIN FLOOR	1128 SF
UPPER FLOOR	1167 SF
LOWER FLOOR	665 SF
TOTAL	2960 SF
GARAGE	439 SF
DECK	120 SF
PORCH	56 SF



Date	By	Description
04/22/19	SM	FLOOR PLAN DESIGN
06/09/19	SM	ELEVATION DESIGN
2/4/20	SM	JURISDICTIONAL COMMENTS

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Unit A
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TITLE	
JOB NO.:	18106.03
STARTING NO.:	

SHEET
A5



SIDE ELEVATION

Scale 1/4"=1'-0"



FRONT ELEVATION

Scale 1/4"=1'-0"



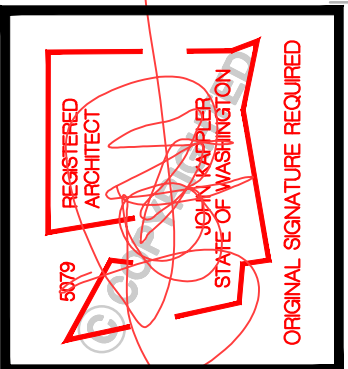
REAR ELEVATION

Scale 1/4"=1'-0"



SIDE ELEVATION

Scale 1/4"=1'-0"



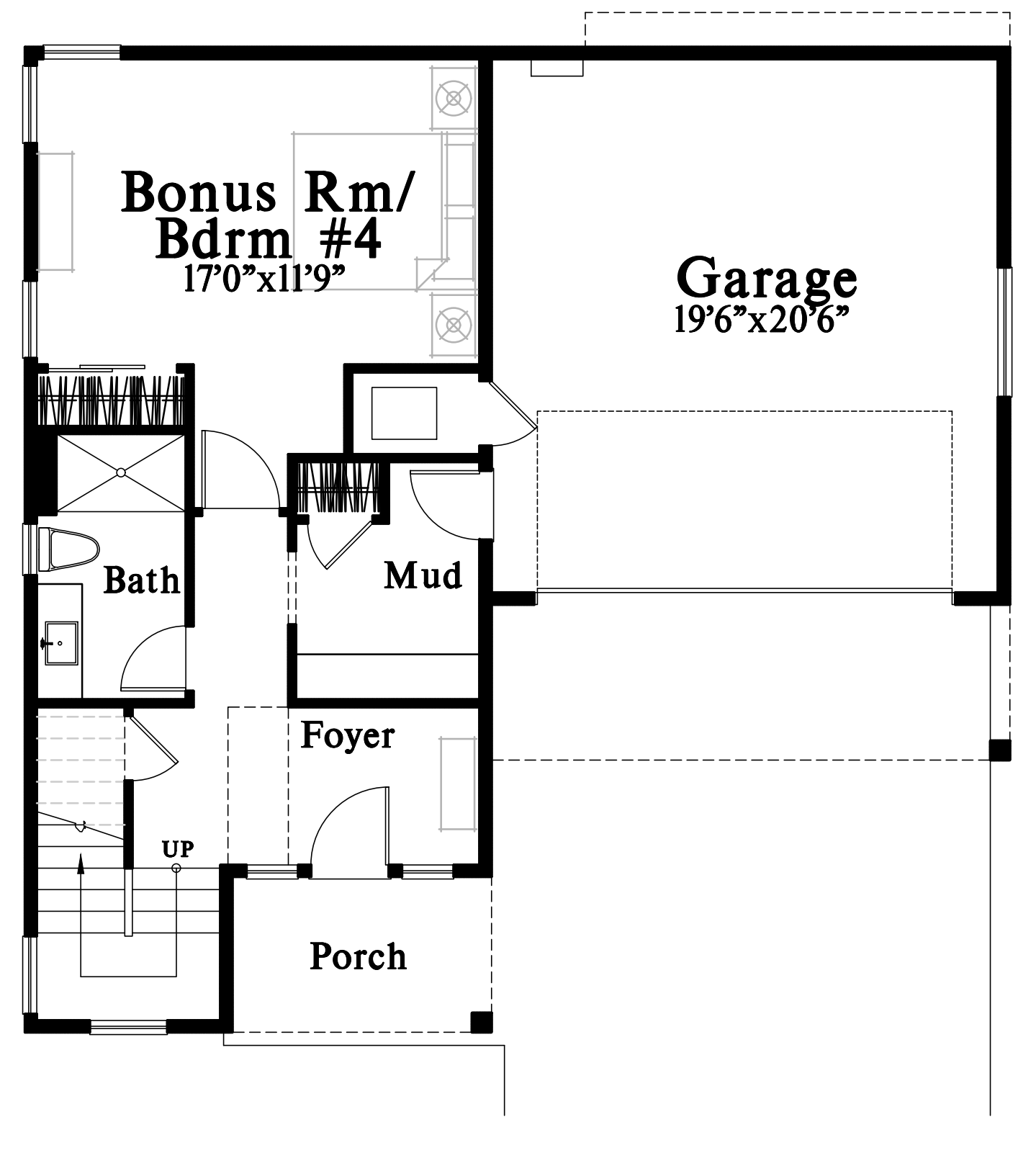
Date	By	Description
04/22/19	SM	FLOOR PLAN DESIGN
05/03/19	SM	ELEVATION DESIGN
2/4/20	SM	JURISDICTIONAL COMMENTS

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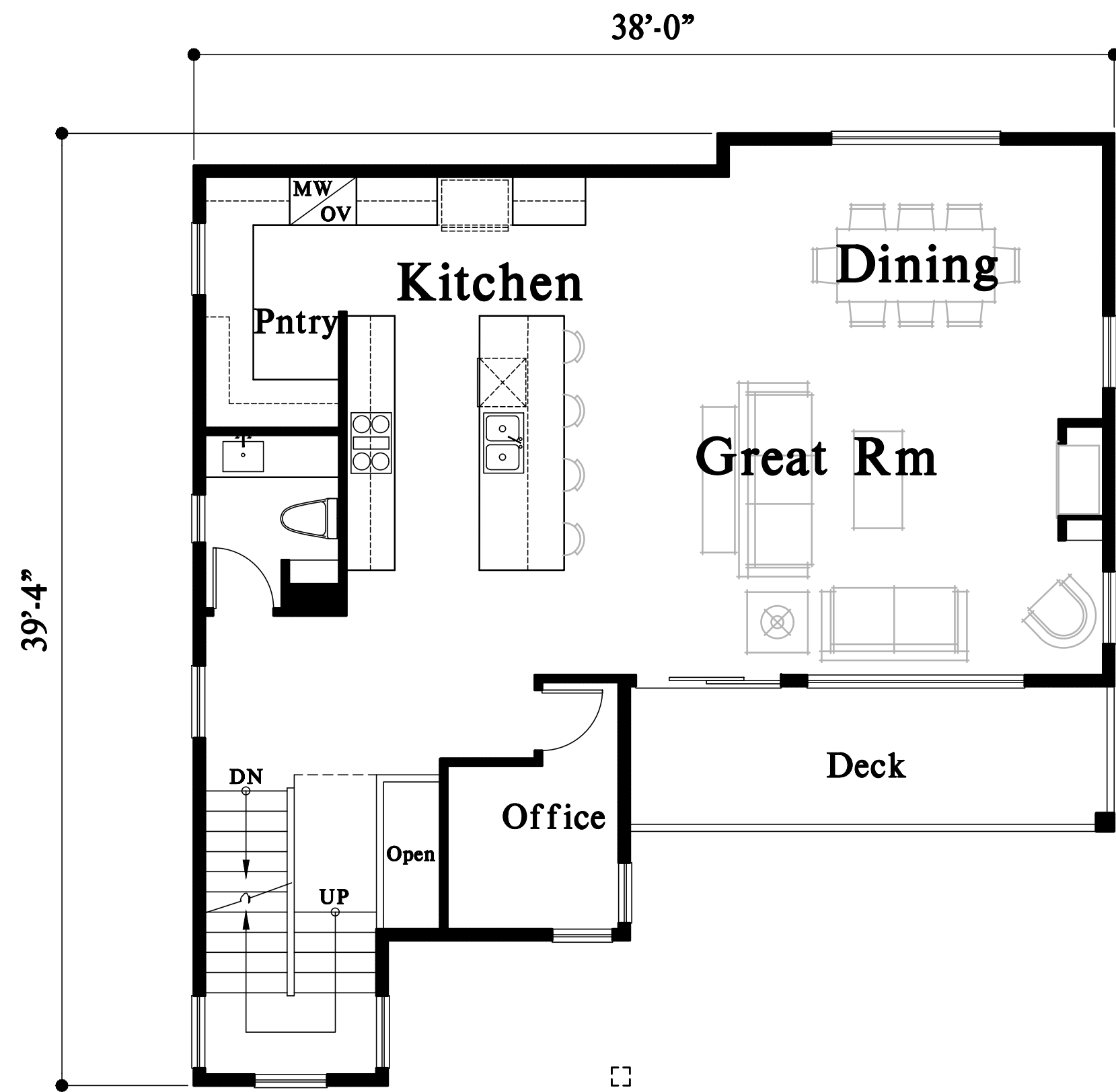
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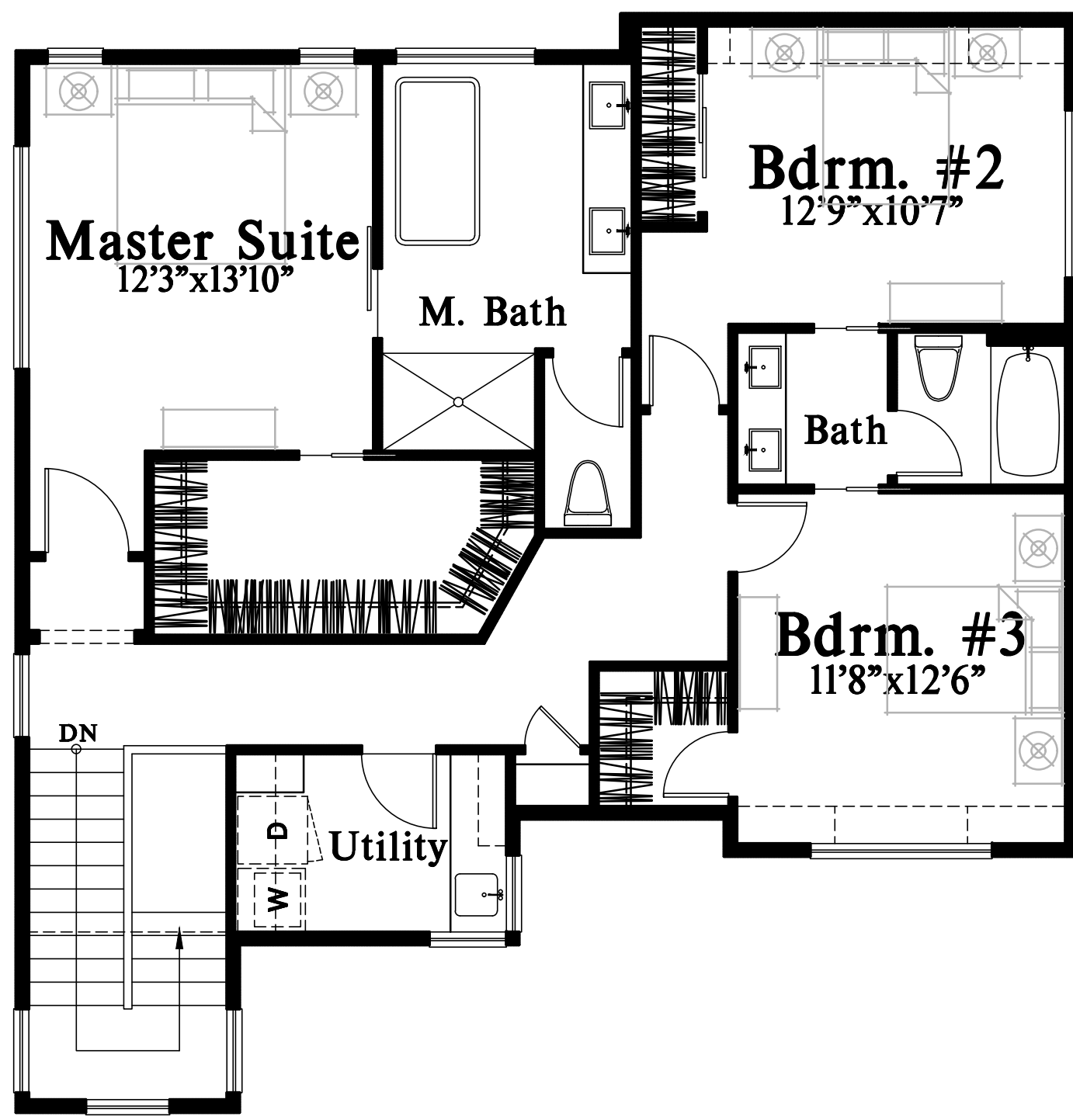
SHEET
A6



LOWER FLOOR PLAN
Scale 3/16"=1'-0"



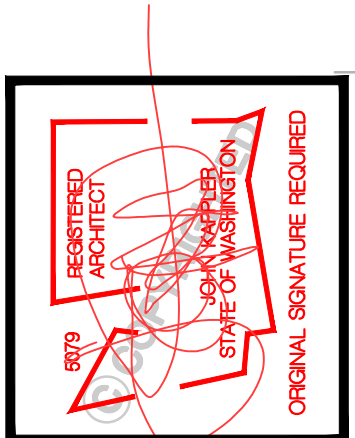
MAIN FLOOR PLAN
Scale 3/16"=1'-0"



UPPER FLOOR PLAN
Scale 3/16"=1'-0"

Milestone NW
Bellevue Way Condos
Unit B
1020 Bellevue Way SE Bellevue, WA 98004

SQUARE FOOTAGE	
MAIN FLOOR	1061 SF
UPPER FLOOR	1113 SF
LOWER FLOOR	624 SF
TOTAL	2798 SF
GARAGE	430 SF
DECK	120 SF
PORCH	60 SF



Date	By	Description
07/19/19	SM	DESIGN REVIEW
2/4/20	SM	JURISDICTIONAL COMMENTS

Milestone NW
Bellevue Way Condos

Unit B
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STARTING NO. :	

SHEET
A7



SIDE ELEVATION

Scale 1/4"=1'-0"



FRONT ELEVATION

Scale 1/4"=1'-0"



REAR ELEVATION

Scale 1/4"=1'-0"



SIDE ELEVATION

Scale 1/4"=1'-0"

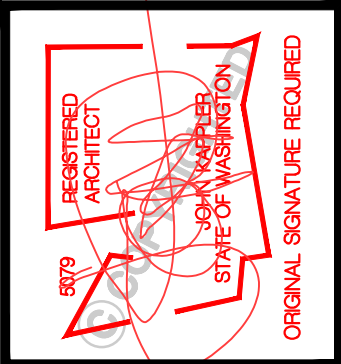
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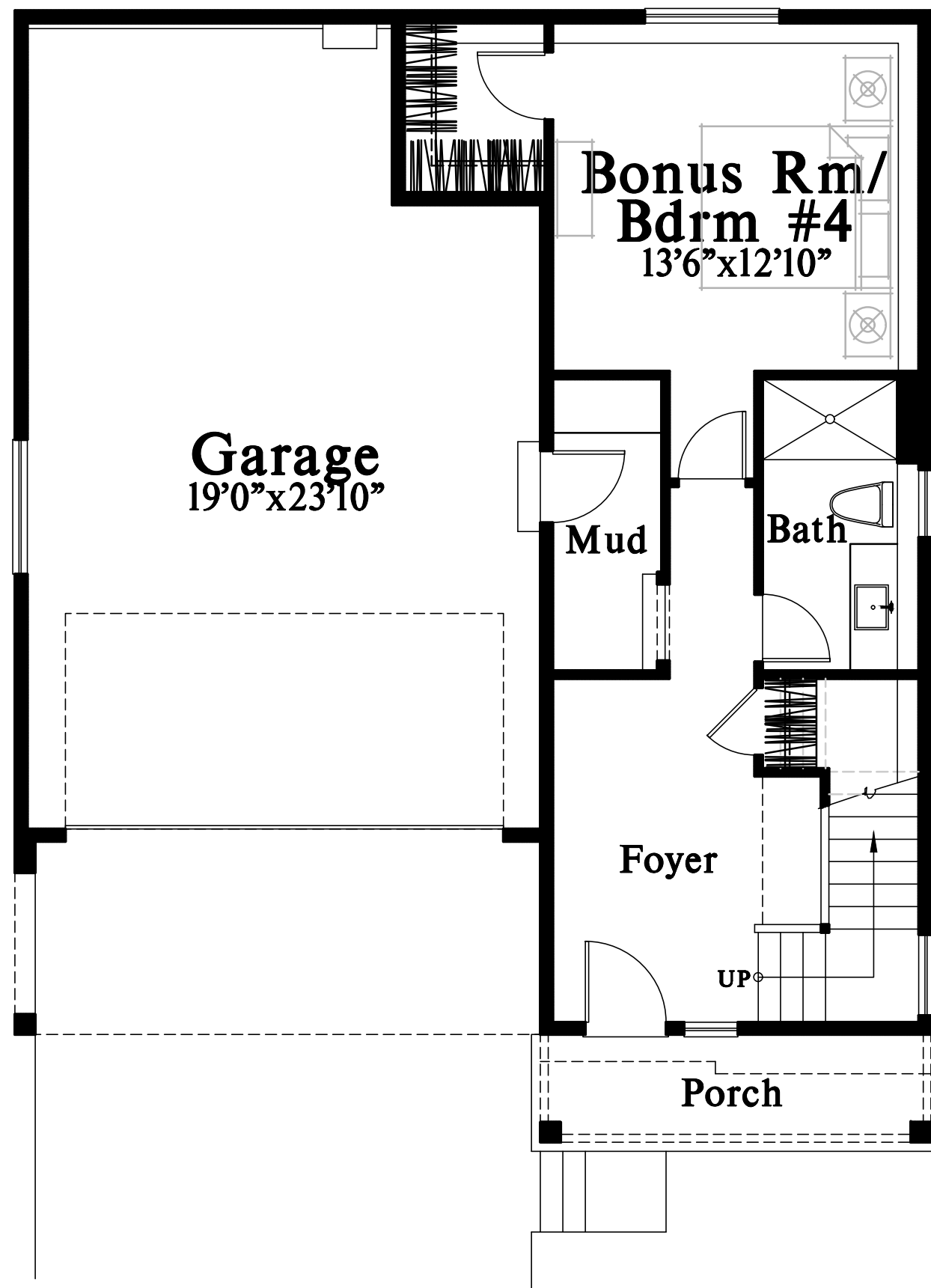
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SHEET	
A8	

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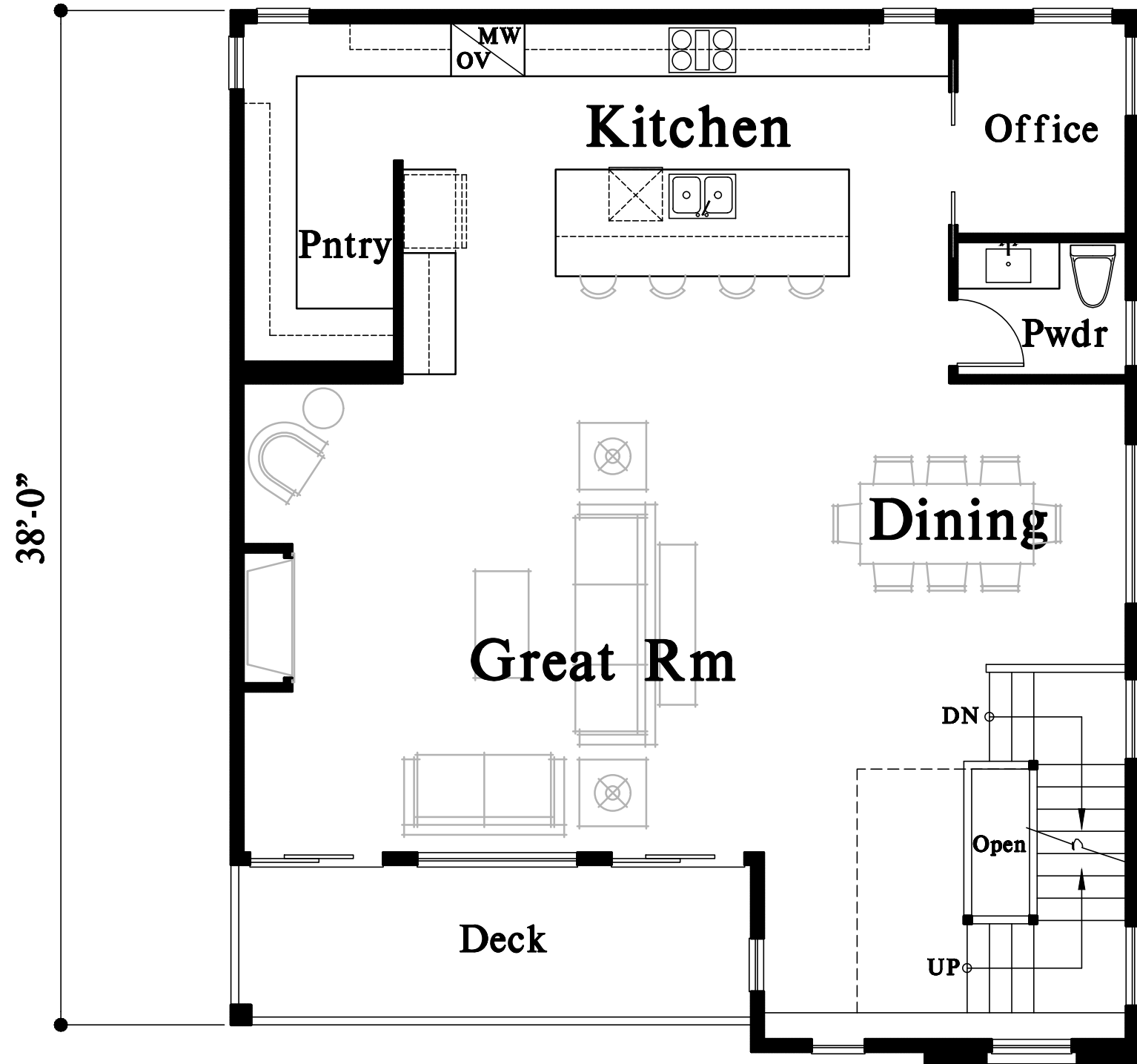
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07/19/19	SM	DESIGN REVIEW
2/4/20	SM	JURISDICTIONAL COMMENTS





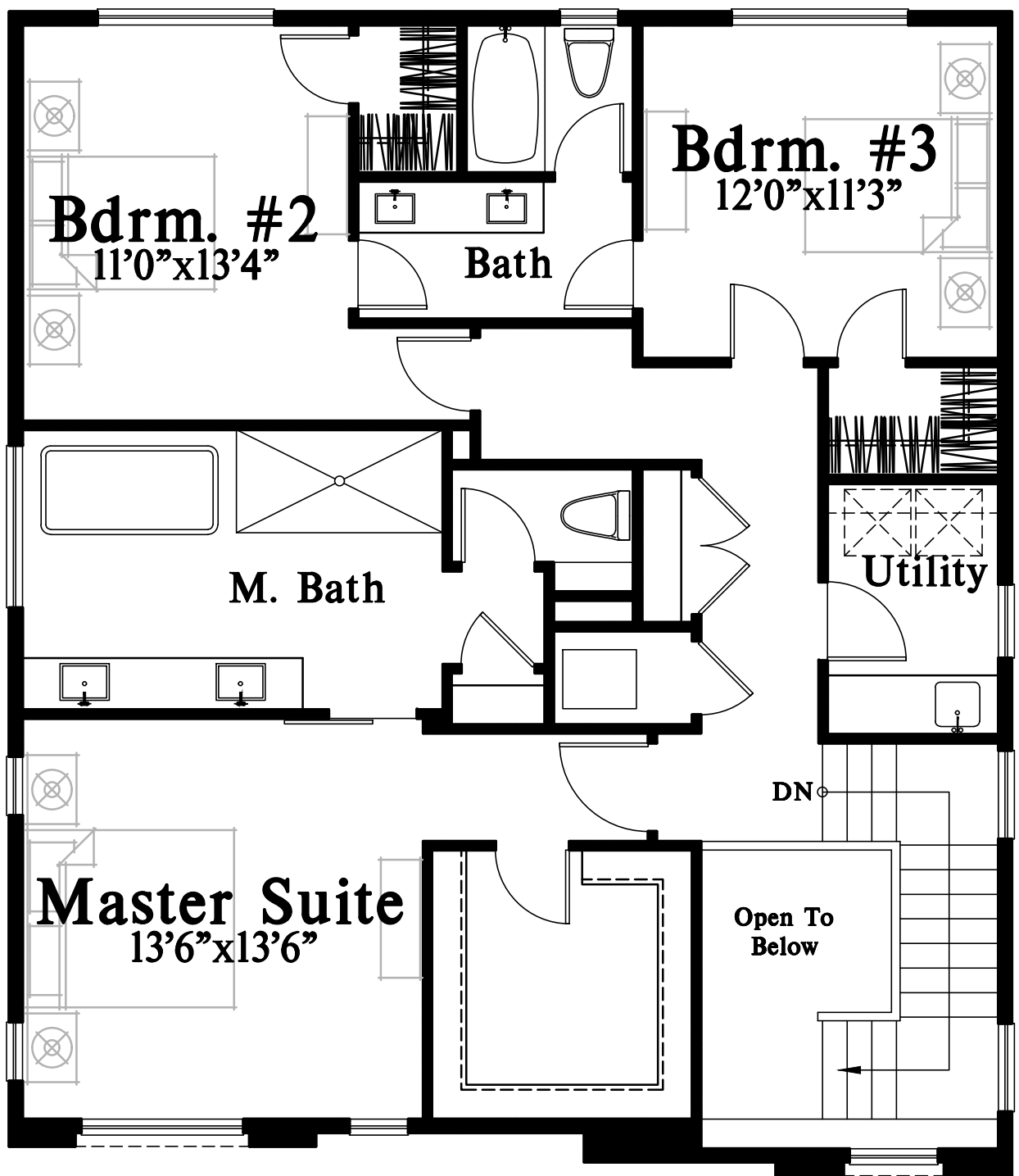
LOWER FLOOR PLAN

Scale 3/16"=1'-0"



MAIN FLOOR PLAN

Scale 3/16"=1'-0"



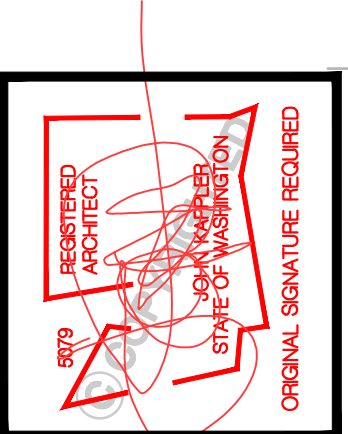
UPPER FLOOR PLAN

Scale 3/16"=1'-0"

Milestone NW
Bellevue Way Condos
Unit C
1020 Bellevue Way SE Bellevue, WA 98004

SQUARE FOOTAGE

MAIN FLOOR	1163 SF
UPPER FLOOR	1179 SF
LOWER FLOOR	587 SF
TOTAL	2929 SF
GARAGE	482 SF
DECK	117 SF
PORCH	58 SF



Date	By	Description
07/19/19	SM	DESIGN REVIEW
2/4/20	SM	JURISDICTIONAL COMMENTS

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Unit C
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TITLE
JOB NO. : 18027.03
STARTING NO. :

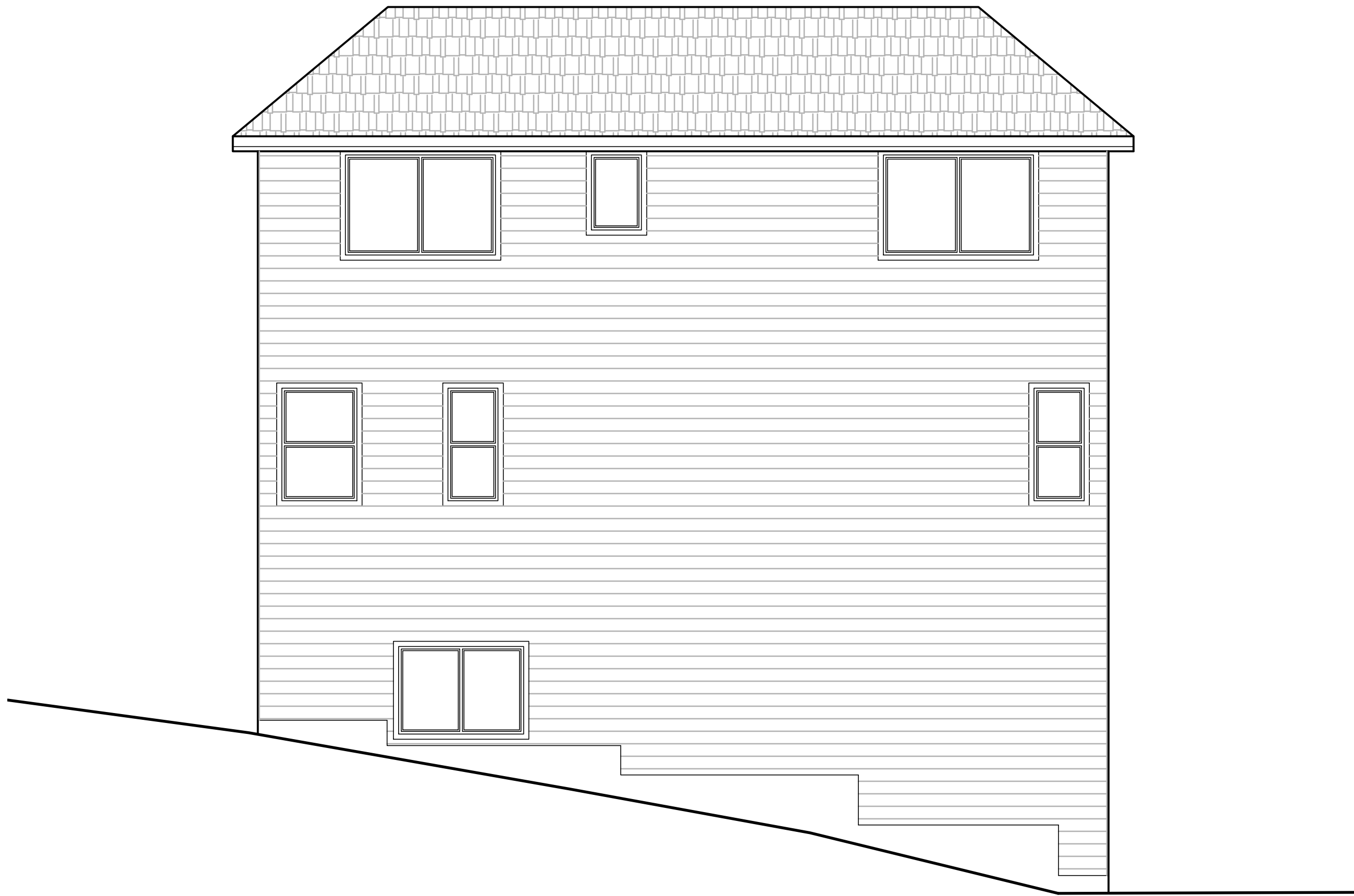
SHEET
A9



SIDE ELEVATION
Scale 1/4"=1'-0"



FRONT ELEVATION
Scale 1/4"=1'-0"



REAR ELEVATION
Scale 1/4"=1'-0"



SIDE ELEVATION
Scale 1/4"=1'-0"

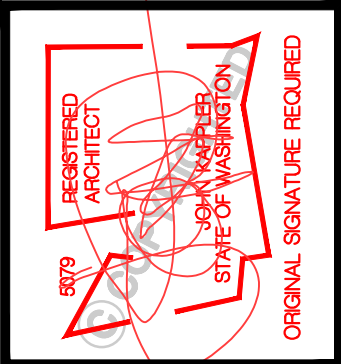
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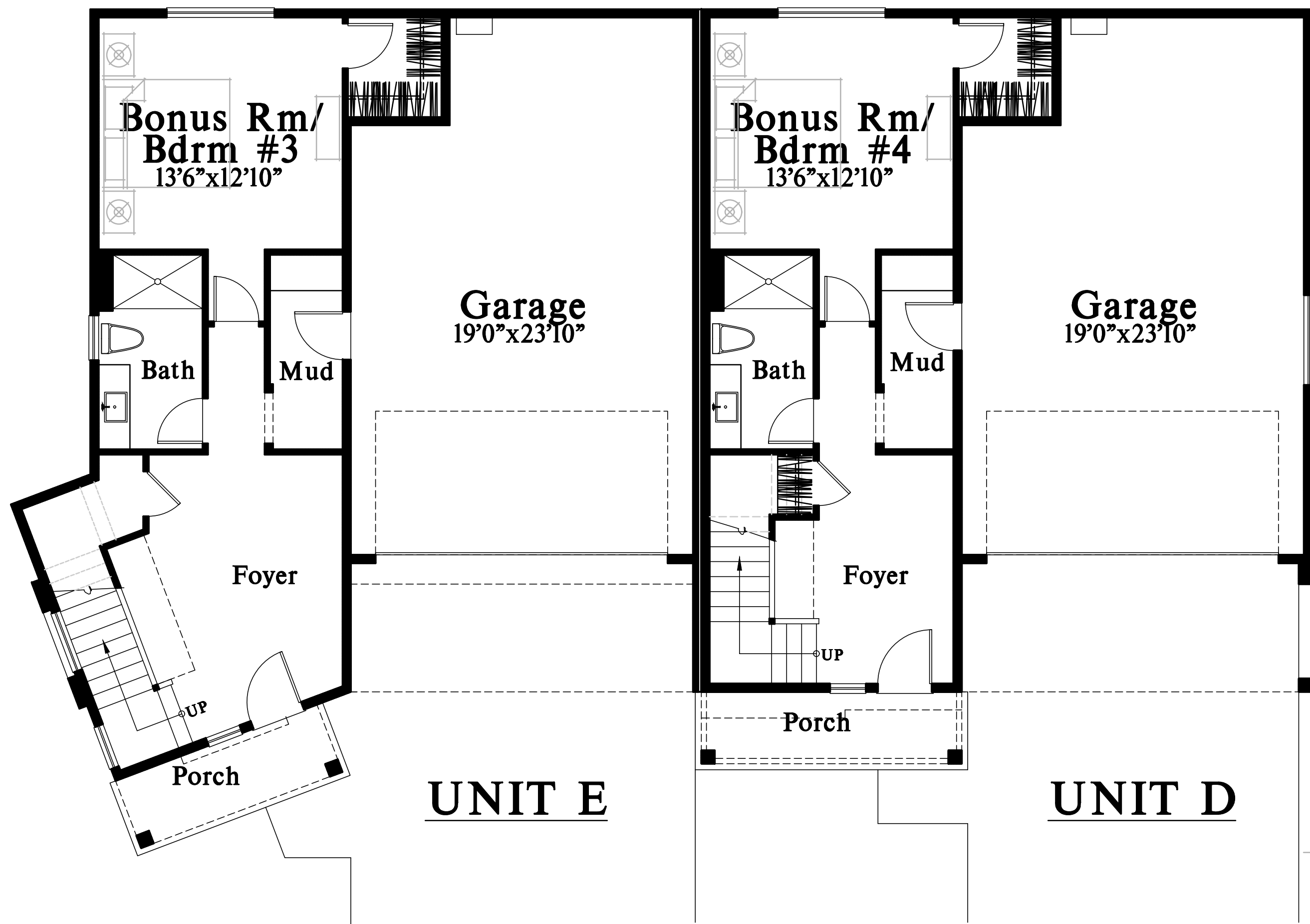
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JOB NO. :	1802703
STARTING NO. :	

SHEET
A10

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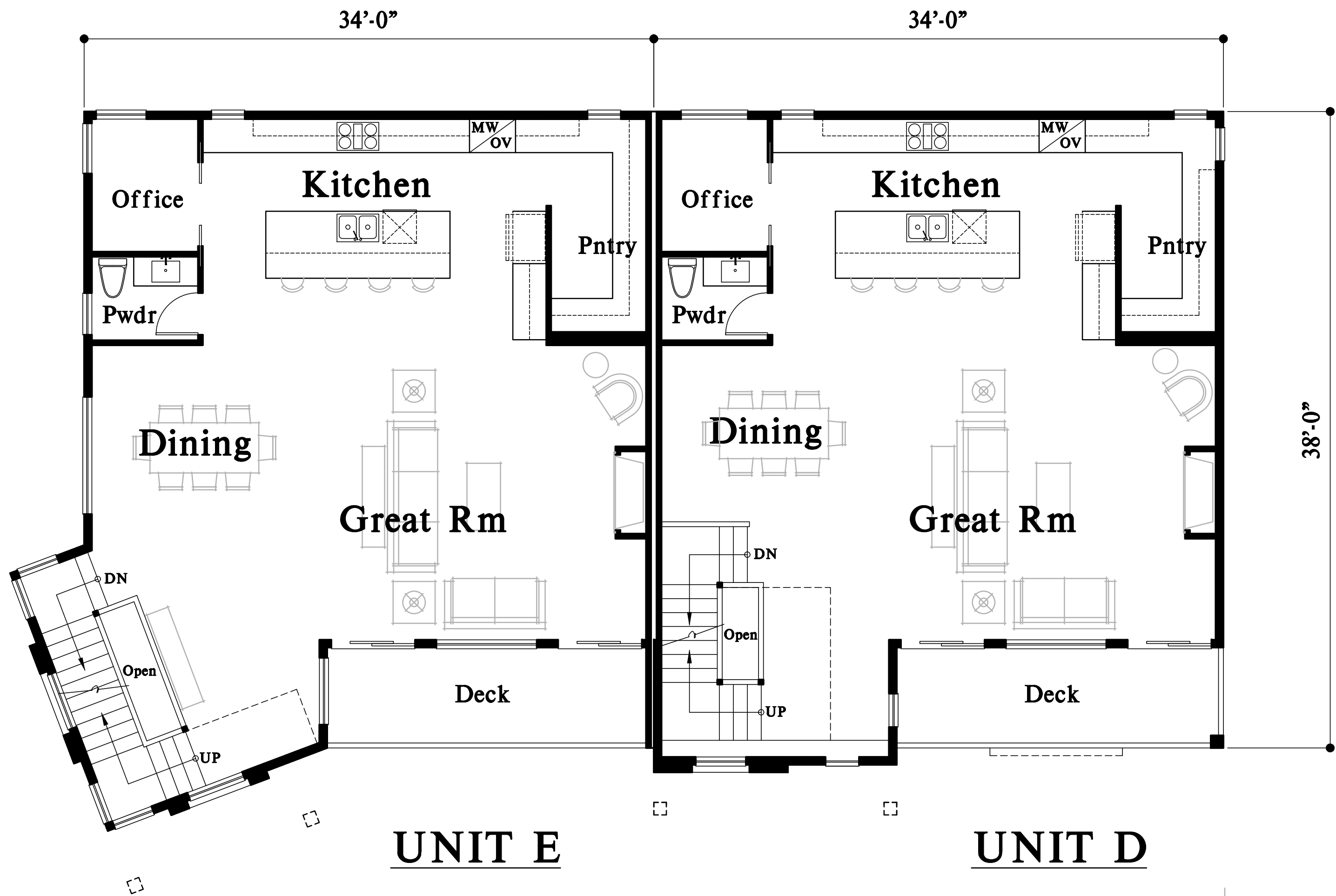
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07/19/19	SM	DESIGN REVIEW
2/4/20	SM	JURISDICTIONAL COMMENTS





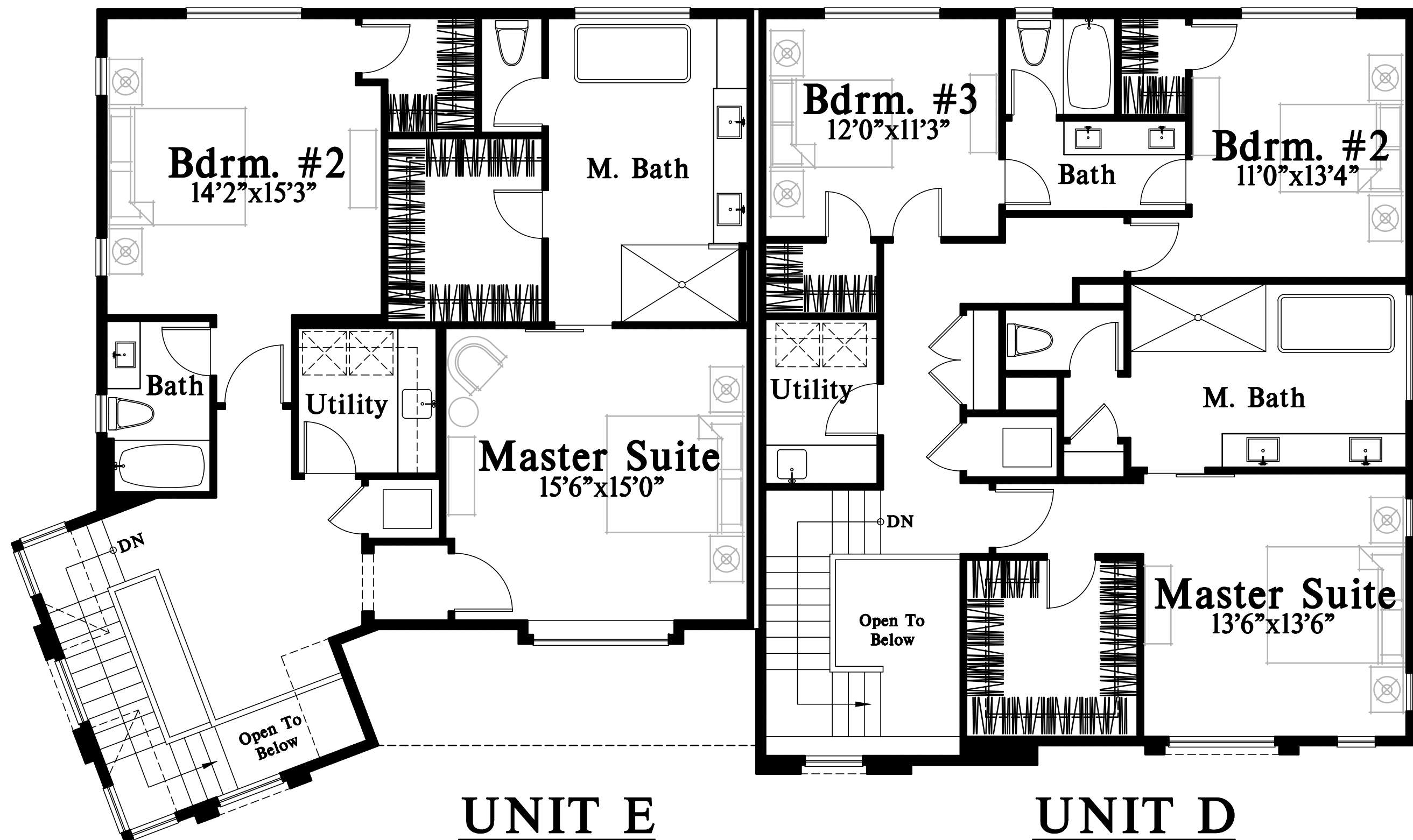
LOWER FLOOR PLAN

Scale: 3/16"=1'-0"



MAIN FLOOR PLAN

Scale: 3/16"=1'-0"



UNIT E

UNIT D

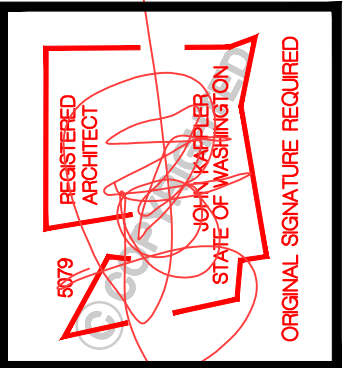
LOWER FLOOR PLAN

Scale: 3/16"=1'-0"

Milestone NW
Bellevue Way Condos
Units D/E
1020 Bellevue Way SE Bellevue, WA 98004

SQUARE FOOTAGE

	UNIT E	UNIT D
MAIN FLOOR	1223 SF	1178 SF
UPPER FLOOR	1108 SF	1168 SF
LOWER FLOOR	653 SF	587 SF
TOTAL	2984 SF	2933 SF
GARAGE	566 SF	566 SF
DECK	114 SF	117 SF
PORCH	48 SF	58 SF



Date	By	Description
07/19/19	SM	DESIGN REVIEW
2/4/20	SM	JURISDICTIONAL COMMENTS

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TITLE
JOB NO.: 18027.03
STARTING NO.:

SHEET
A11



UNIT E
SIDE ELEVATION
Scale 3/16"=1'-0"



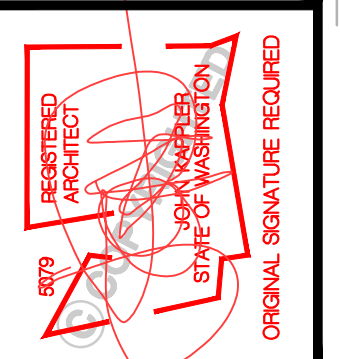
UNIT E **UNIT D**
FRONT ELEVATION
Scale 1/4"=1'-0"



UNIT D
SIDE ELEVATION
Scale 3/16"=1'-0"



UNIT D **UNIT E**
REAR ELEVATION
Scale 1/4"=1'-0"



Date	By	Description
07/19/19	SM	DESIGN REVIEW
2/4/20	SM	JURISDICTIONAL COMMENTS

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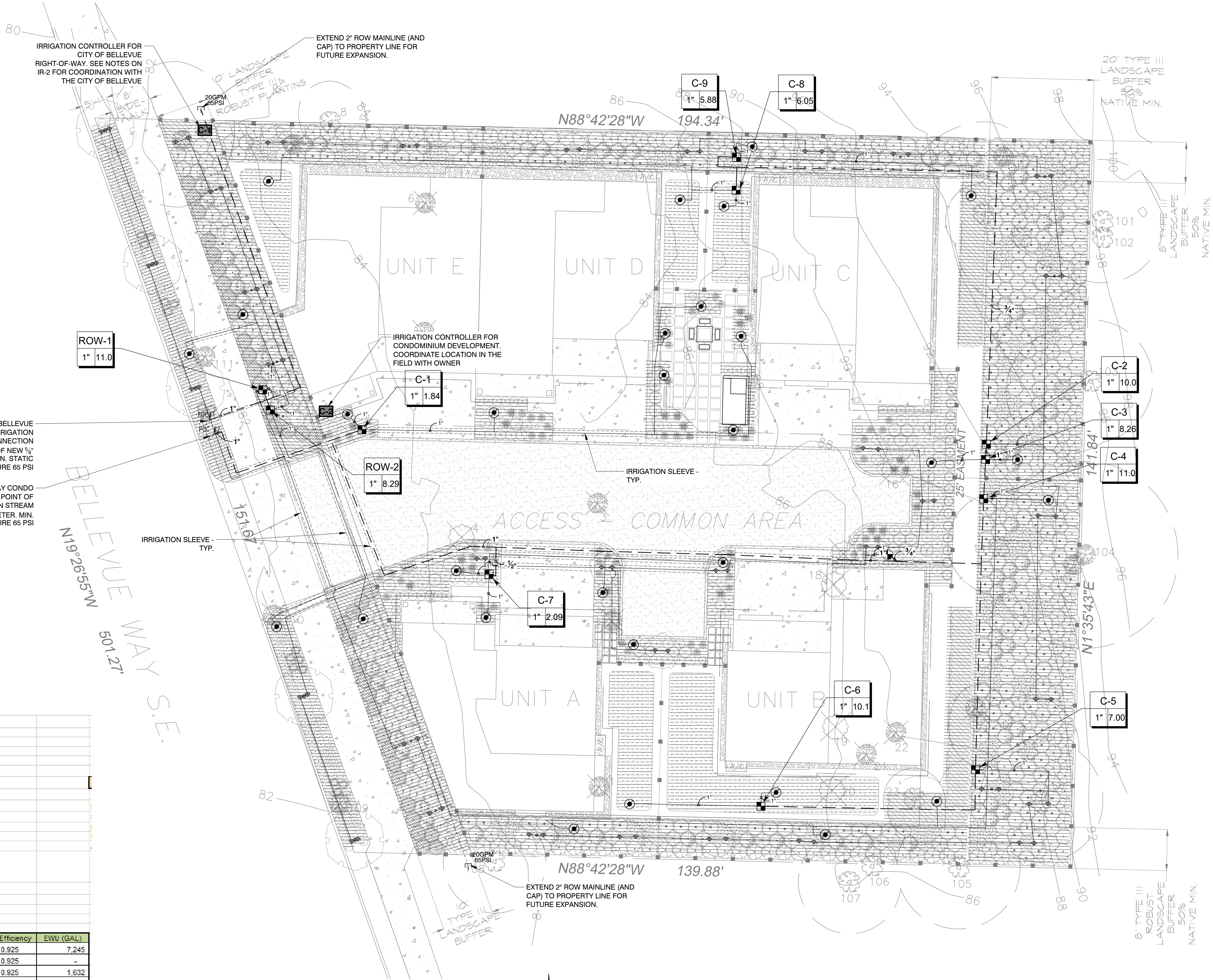
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STARTING NO.:

SHEET
A12

GENERAL NOTES

- PROJECT INCLUDES TWO SEPARATE IRRIGATION SYSTEM POINTS OF CONNECTION. INSTALL NEW IRRIGATION METER DEDICATED TO RIGHT-OF-WAY, DCVA BACKFLOW ASSEMBLY. SEE IRRIGATION SCHEDULE ON IR-2 FOR ADDITIONAL IRRIGATION SYSTEM REQUIREMENTS FOR RIGHT-OF-WAY IRRIGATION SYSTEM.
- INSTALL NEW IRRIGATION METER DEDICATED TO THE CONDO DEVELOPMENT. SEE IRRIGATION SCHEDULE ON IR-2 FOR ADDITIONAL IRRIGATION REQUIREMENTS FOR CONDO IRRIGATION.

TOTAL ESTIMATED WATER USE							
City of Bellevue, WA							
Bellevue City Code 24.02.205 (Water Code)							
Milestone BellWay Condominium Development Project							
Landscape Areas							
Milestone BellWay		9,197	sq. ft.				
Total		9,197	sq. ft.				
ET ₀ for Bellevue		14.49					
Irrigation Water Budget (IWB) = (ET ₀)*(AF)*(LA)*(CF)							
Evapotranspiration Rate (ET ₀)	Adjustment Factor	Landscape Area (LA)	Conversion Factor	Maximum Applied Water Allowance			
ET ₀	AF	LA		MAWA			
14.49	0.80	9,197.00	0.620	66,099.207			
TOTAL ESTIMATED WATER USE (TEWU)							
Hydrozone	Zone or Valve	Irrigation Method	Area (SQ.FT.)	% of Landscape	Plant Factor	Irr. Efficiency	EWU (GAL)
ROW-1	Shrub Zone	Drip	1,865	20%	0.4	0.925	7,245
ROW-2	Tree Bubbler	Bubblers	-	0%	0.4	0.925	-
C-1	Shrub Zone	Drip	420	5%	0.4	0.925	1,632
C-2	Tree Bubbler	Bubblers	-	0%	0.4	0.925	-
C-3	Shrub Zone	Drip	1,857	20%	0.4	0.925	7,214
C-4	Shrub Zone	Drip	2,188	24%	0.4	0.925	8,500
C-5	Tree Bubbler	Bubblers	-	0%	0.4	0.925	-
C-6	Turf Zone	Drip	672	7%	1	0.925	6,527
C-7	Shrub Zone	Drip	468	5%	0.4	0.925	1,818
C-8	Turf Zone	Drip	403	4%	1	0.925	3,914
C-9	Shrub Zone	Drip	1,324	14%	0.4	0.925	5,144
		TOTAL	9,197	100%	0.4	0.925	41,994
IRRIGATION WATER USE (IWU) - SIMPLE FORMULA							
LANDSCAPE AREA		9,197	SQ.FT.				
		7.18704					
		66,099.21	GAL				



Drawn: SMB

Created: 5/26/20

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LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Raye Cramer
RAYE L. CRAMER
CERTIFICATE NO. 634

MILESTONE NW
BELLEVUE WAY
1020 BELLEVUE WAY SE, BELLEVUE WA

SHEET
IR-1
OF 3 SHEETS

IRRIGATION NOTES




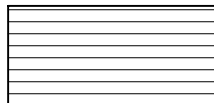
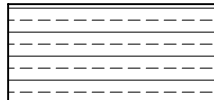





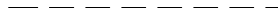
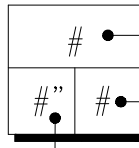
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|------------------------------------|------------------|
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| <h1>CRITICAL ANALYSIS</h1> | |
| Generated: | 2020-05-21 10:21 |
| <hr/> | |
| P.O.C. NUMBER: 02 | |
| Water Source Information: | Bell-Way Condo |
| <hr/> | |
| FLOW AVAILABLE | |
| Point of Connection Size: | 1" |
| Flow Available: | 20.24 gpm |
| <hr/> | |
| PRESSURE AVAILABLE | |
| Static Pressure at POC: | 65.00 psi |
| Pressure Available: | 65.00 psi |
| <hr/> | |
| DESIGN ANALYSIS | |
| Maximum Station Flow: | 10.97 gpm |
| Flow Available at POC: | <u>20.24 gpm</u> |
| Residual Flow Available: | 9.27 gpm |
| <hr/> | |
| Critical Station: | C-4 |
| Design Pressure: | 30.00 psi |
| Friction Loss: | 0.62 psi |
| Fittings Loss: | 0.06 psi |
| Elevation Loss: | 0.00 psi |
| Loss through Valve: | 9.86 psi |
| Pressure Req. at Critical Station: | 40.54 psi |
| Loss for Fittings: | 0.49 psi |
| Loss for Main Line: | 4.92 psi |
| Loss for POC to Valve Elevation: | 0.00 psi |
| Loss for Backflow: | 0.00 psi |
| Critical Station Pressure at POC: | 45.95 psi |
| Pressure Available: | 65.00 psi |
| Residual Pressure Available: | 19.05 psi |

CRITICAL ANALYSIS	
Generated:	2020-05-21 10:19
P.O.C. NUMBER: 01	
Water Source Information:	COB Right of Way
FLOW AVAILABLE	
Point of Connection Size:	2"
Flow Available:	78.62 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	75.00 psi
Pressure Available:	75.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	11.00 gpm
Flow Available at POC:	78.62 gpm
Residual Flow Available:	67.62 gpm
Critical Station:	
Design Pressure:	ROW-2
Friction Loss:	30.00 psi
Fittings Loss:	0.18 psi
Elevation Loss:	0.02 psi
Loss through Valve:	0.00 psi
Pressure Req. at Critical Station:	7.00 psi
Pressure Req. at Critical Station:	37.19 psi
Loss for Fittings:	0.04 psi
Loss for Main Line:	0.39 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	37.62 psi
Pressure Available:	75.00 psi
Residual Pressure Available:	37.38 psi




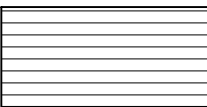






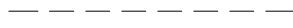
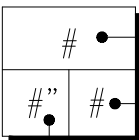
CITY OF BELLEVUE RIGHT OF WAY IRRIGATION SYSTEM NOTES

1. EXISTING CITY OF BELLEVUE LANDSCAPING AND IRRIGATION IS PRESENT IN PROJECT AREA. IRRIGATION SYSTEMS ARE NOT INCLUDED IN 811 LOCATES. CONTACT CITY OF BELLEVUE PARKS STAFF BEFORE STARTING WORK IN THESE AREAS (MICHAEL HAUER 425-452-6855) SO WE CAN MARK HEADS AND LINES FOR PROTECTION, TO COORDINATE LANDSCAPE RESTORATION, ENSURE IMPACTS TO OFF-SITE LANDSCAPES FED BY THE IRRIGATION SYSTEM ARE MINIMIZED, DETERMINE ANY TREE PROTECTION NEEDS, AND BACKFILL SOIL IS INSTALLED PER PARKS STANDARDS. PROTECT ALL EXISTING LATERAL LINES, MAIN LINES, SLEEVING, WIRING AND COMPONENTS UNTIL INSPECTION BY CITY STAFF BEFORE MOVING FORWARD WITH PLANNED MODIFICATIONS. DAMAGE IS TO BE REPORTED IMMEDIATELY TO THE CONSTRUCTION INSPECTOR FOR THE PROJECT.
2. CONTRACTOR TO VERIFY A MINIMUM 65 PSI STATIC PRESSURE DOWN STREAM OF IRRIGATION POINT OF CONNECTION WATER METER PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF MEASURED STATIC PRESSURE.
3. IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM 30 PSI OPERATING PRESSURE FOR DRIP IRRIGATION.
4. ALL PIPING IN THE ROW SHALL BE SCHEDULE 40. ALL IRRIGATION SLEEVES UNDER DRIVEWAYS SHALL BE 6" , IRRIGATION SLEEVES UNDER SIDEWALKS SHALL BE 4"
5. ALL IRRIGATION WIRES IN THE ROW SHALL BE IN CONDUIT
6. ALL IRRIGATION EQUIPMENT WITHIN THE ROW SHALL BE PER CITY OF BELLEVUE STANDARD DETAILS. REFER TO 2016 ENVIRONMENTAL BEST MANAGEMENT PRACTICES MANUAL:
https://bellevuewa.gov/sites/default/files/media/pdf_document/2016-environmental-best-mgmt-practices-manual.pdf
7. CONTRACTOR TO CONNECT AUTOMATIC CONTROL VALVE WIRING TO CONTROLLER AND COORDINATE ELECTRICAL POWER CONNECTION OF CONTROLLER TO POWER SOURCE WITH OWNER'S REPRESENTATIVE.
8. IRRIGATION CONTROL SYSTEM IS DESIGNED FOR A TWO WIRE SYSTEM WITH PULSE DECODERS. PROVIDE AN ADDITIONAL 2 SPARE CONTROL WIRES WHICH RUN TO ALL CONTROL VALVES. INSTALL CONTROLLER AND DECODER IN ACCORDANCE WITH
9. PLACE VALVES IN VALVE BOXES AS PER DETAIL. LOCATE VALVES, INCLUDING QUICK COUPLER VALVES, IN SHRUB/GROUND COVER PLANTING AREAS WHENEVER POSSIBLE.

IRRIGATION SCHEDULE MILESTONE BELL-WAY CONDO

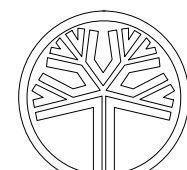
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
	<p>Rain Bird RWS-M-B-C Mini Root Watering System with 4.0" diameter x 18.0" long with locking grate, semi-rigid mesh tube and Rain Bird 1402 0.5 gpm bubbler as indicated. With Check Valve.</p>	48	25
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	<p>Rain Bird XZC-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.</p>	9	
	<p>Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" drip box.</p>	25	
	<p>Area to Receive Dripline Rain Bird XFS-06-18 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 18" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.</p>	4,358 l.f.	
	<p>Area to Receive Dripline Rain Bird XFS-09-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.9 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.</p>	1,075 l.f.	
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	<p>Rain Bird PGA Globe Electric Remote Control Valve, Globe.</p>	1	
	<p>Rain Bird ESP-LXD-LXMMSSP 8 station 2-wire, exterior stainless steel pedestal. Flow sensing.</p>	1	
	<p>Cap for future use Cap at the mainline or lateral line for future connection to existing damaged system.</p>	1	
	Irrigation Lateral Line: PVC Schedule 40	1,214 l.f.	
	Irrigation Mainline: PVC Schedule 40	410.5 l.f.	
	Pipe Sleeve: PVC Schedule 40	219.5 l.f.	
	VALVE CALLOUT		
	<p>VALVE NUMBER VALVE FLOW VALVE SIZE</p>		

IRRIGATION SCHEDULE BELLEVUE RIGHT-OF-WAY

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
	Rain Bird RWS-M-B-C Mini Root Watering System with 4.0" diameter x 18.0" long with locking grate, semi-rigid mesh tube and Rain Bird 1402 0.5 gpm bubbler as indicated. With Check Valve.	22	25
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	Rain Bird X CZ-100 PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	2	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" drip box.	4	
	Area to Receive Dripline Rain Bird XFS-06-18 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.6 GPH emitters at 18" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,284 l.f.	
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	Rain Bird ESP-LXD-LXMMSSD 8 station 2-wire, exterior stainless steel pedestal. Flow sensing.	1	
	Cap for future use Cap at the mainline or lateral line for future connection to existing damaged system.	2	
	Water Meter 5/8" COB Right of Way	1	
	Point of Connection 1" Bell-Way Condo	1	
	Irrigation Lateral Line: PVC Schedule 40	431.3 l.f.	
	Irrigation Mainline: PVC Schedule 40	217.0 l.f.	
	Pipe Sleeve: PVC Schedule 40	87.5 l.f.	
VALVE CALLOUT			
	VALVE NUMBER VALVE FLOW VALVE SIZE		

Created: 5/20/20

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425-241-6258



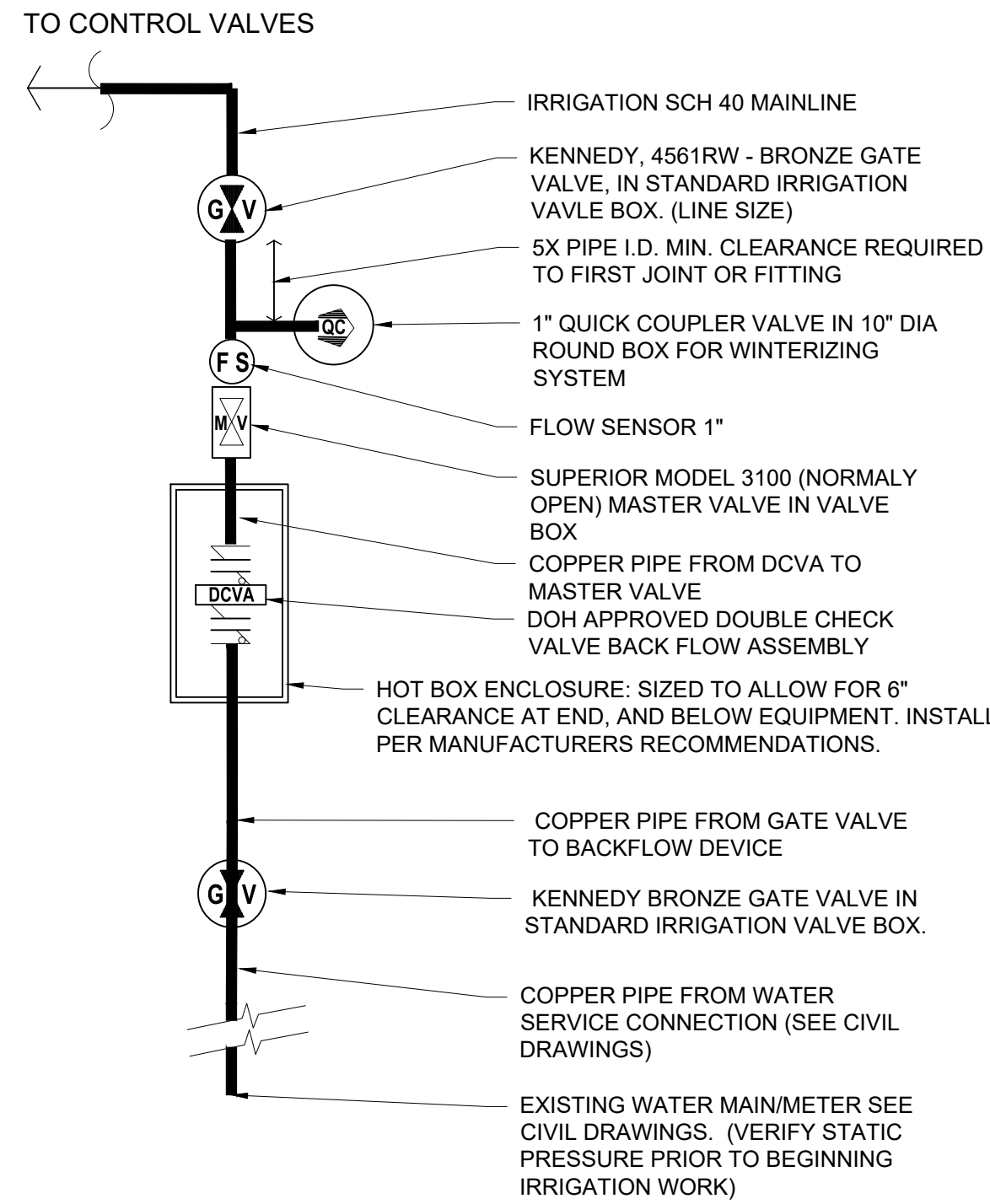
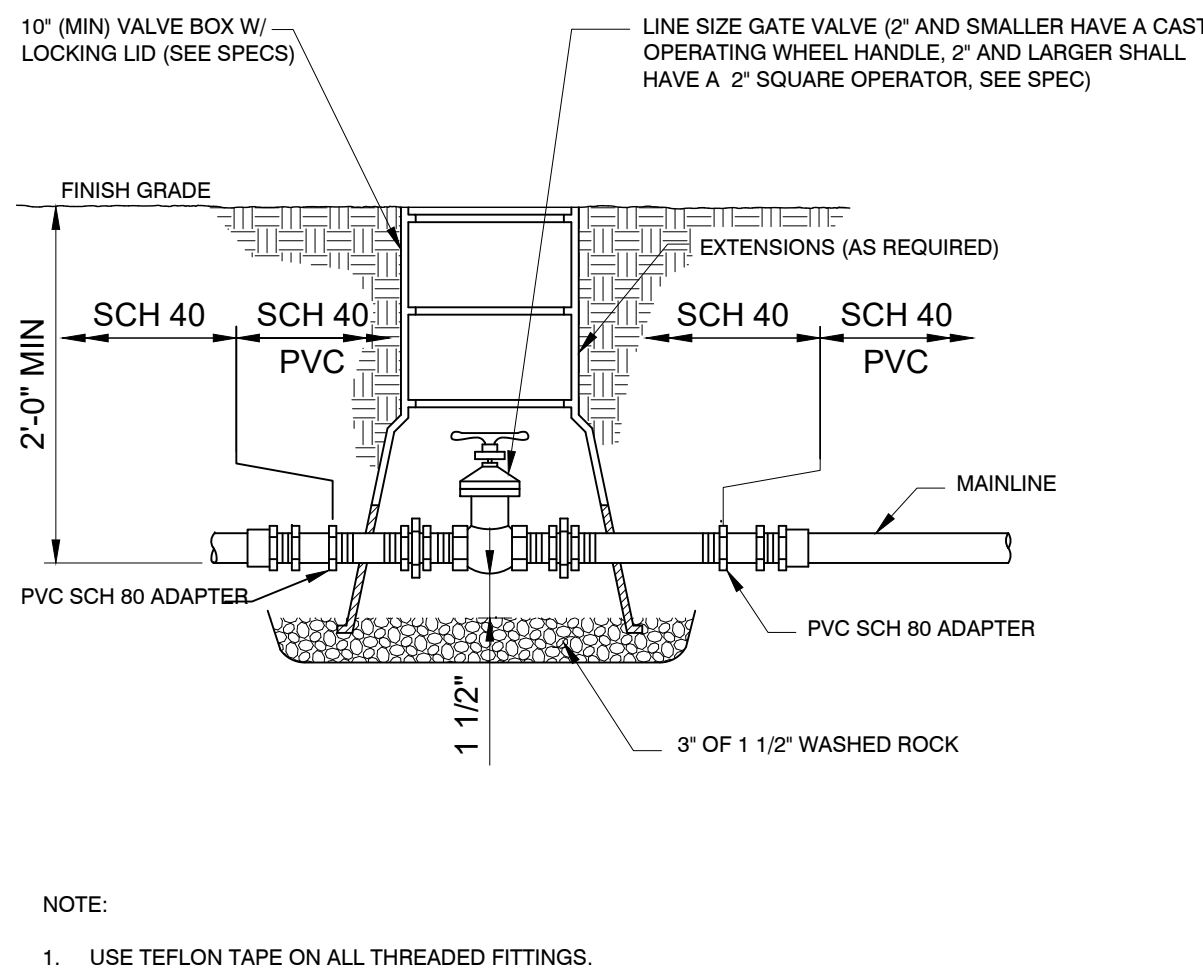
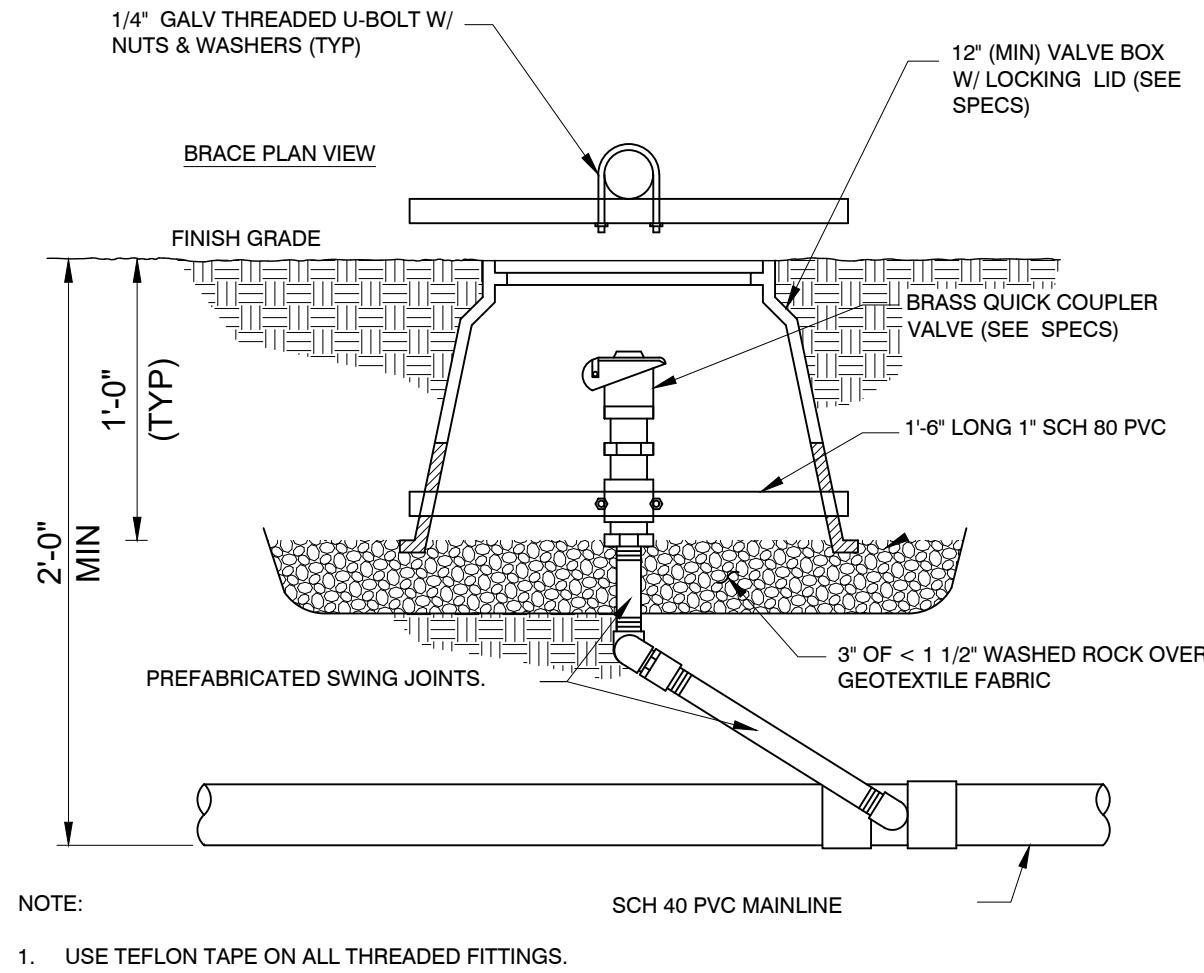
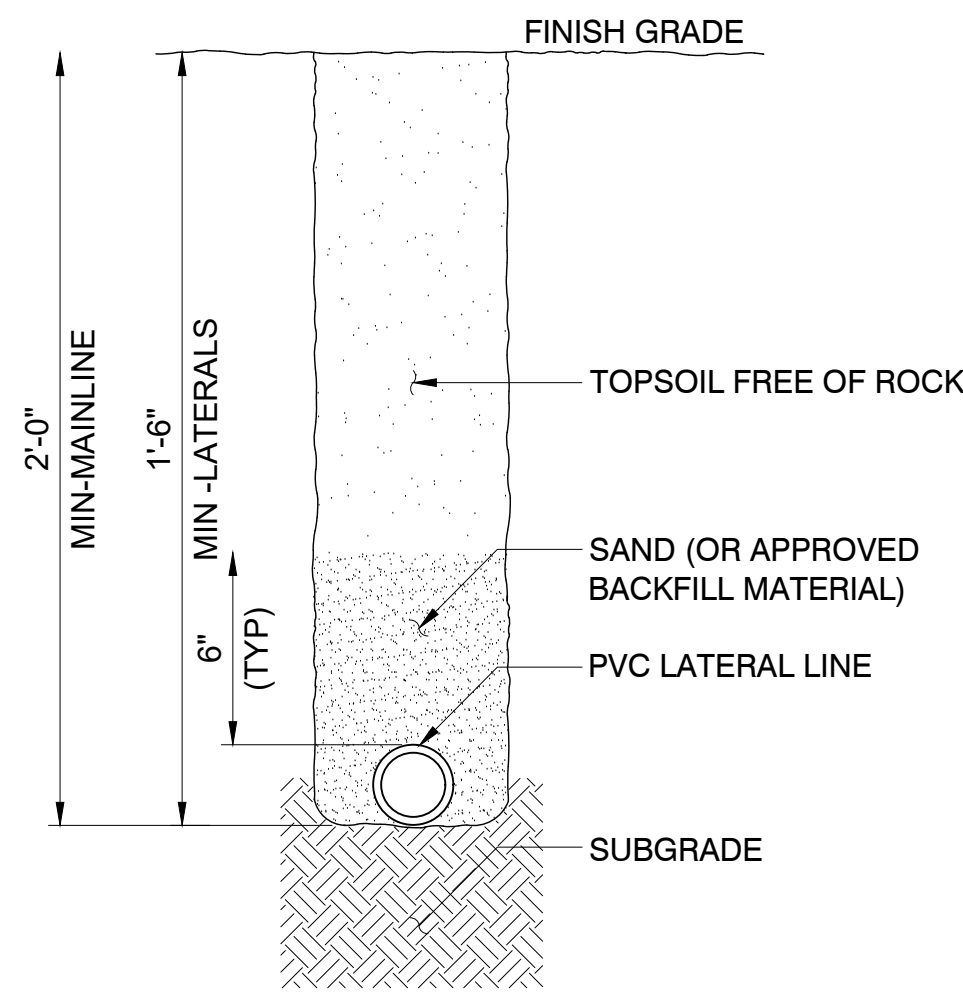
STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Wayle L. Cramer
WAYLE L. CRAMER
CERTIFICATE NO. 63

MILESTONE NW
BELLEVUE WAY
Q20 BELLEVUE WAY SE BELLEVUE WA

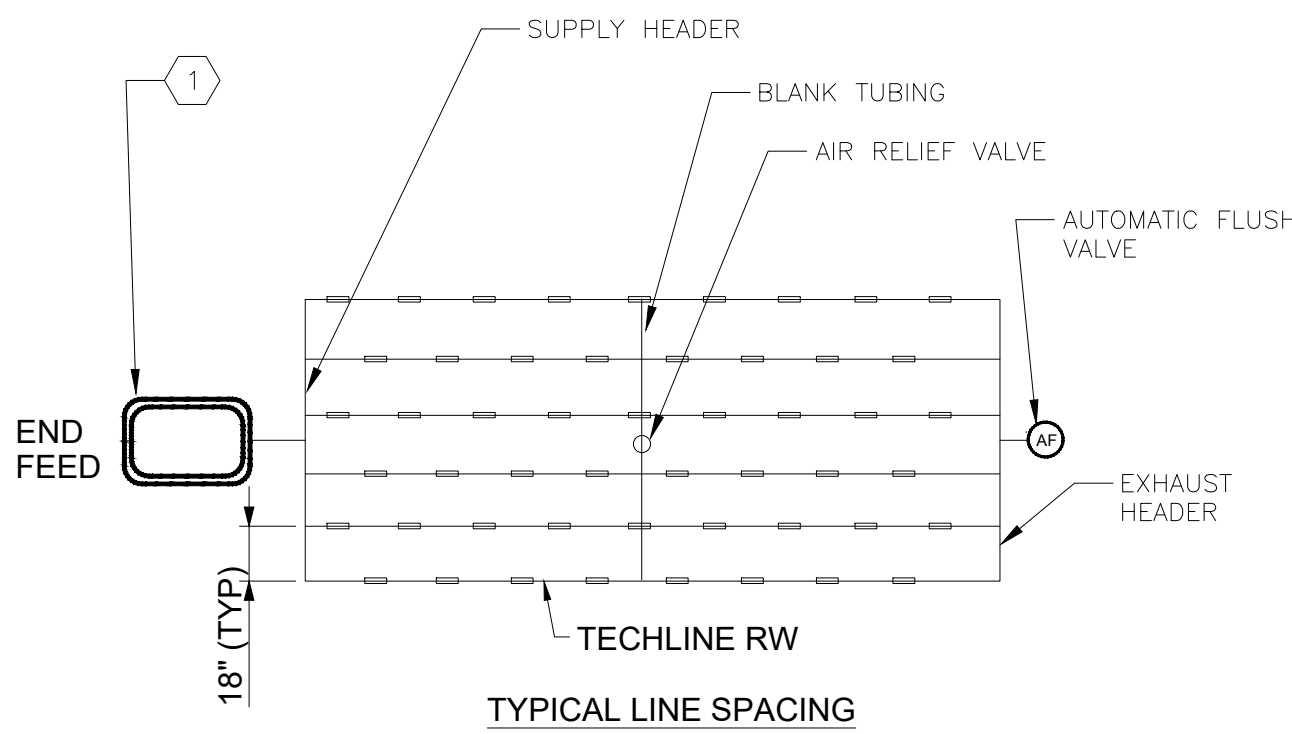
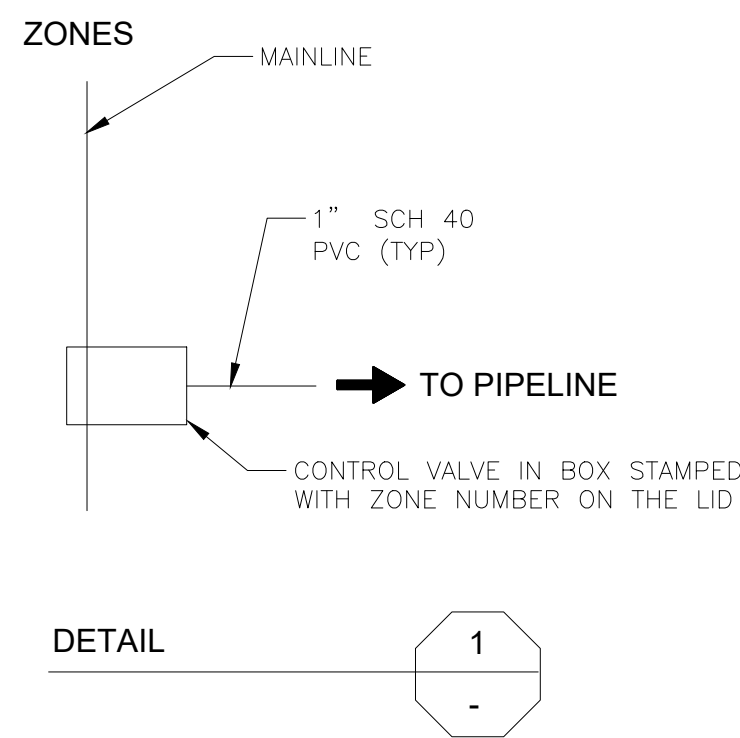
SHEET

IR-2

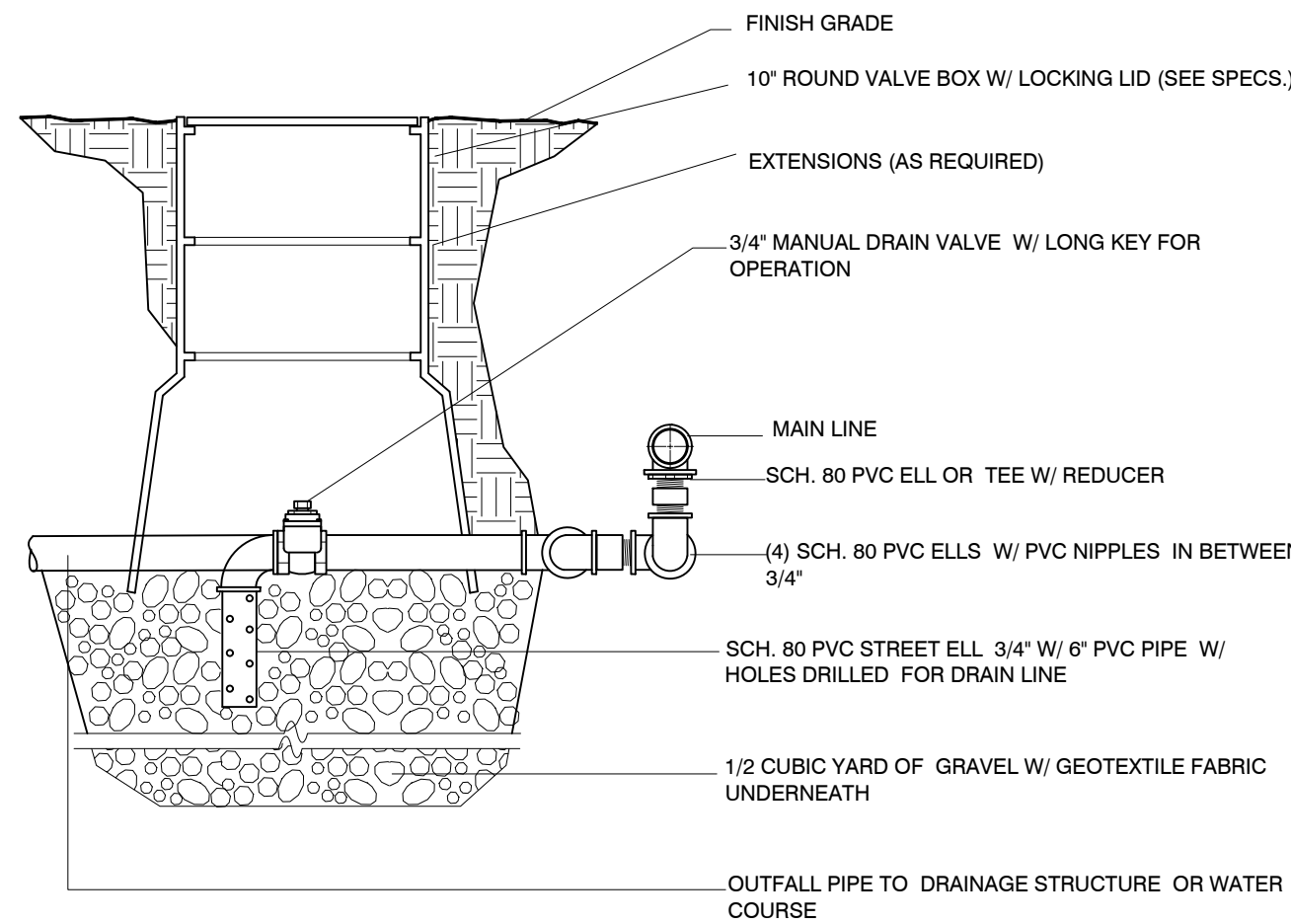
OF 3 SHEETS



- NOTES:
- ALL COMPONENTS OF SCHEMATIC POINT OF CONNECTION SHALL BE INSTALLED PER PROJECT SPECIFICATIONS AND DETAILS.
 - SIZE OF VALVES AND FITTINGS SHALL MATCH THE MAINLINE SIZE UNLESS NOTED OTHERWISE.
 - INSTALLATION AND TESTING OF DCVA AND ANY POTABLE WATER COMPONENTS SHALL BE COMPLETED BY A LICENSED PLUMBER.
 - BACKFLOW PREVENTION DEVICE INSTALLATIONS REQUIRE INSPECTION AND CERTIFICATION BY INSPECTION SERVICE AND SHALL MEET REQUIREMENTS OF LOCAL JURISDICTION.

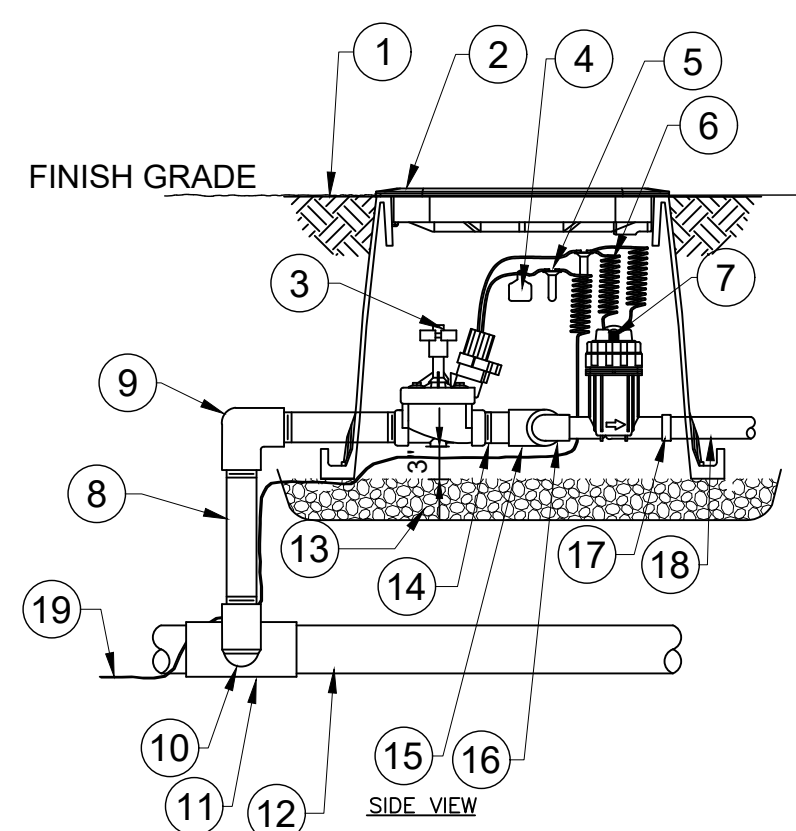


- NOTES:
- DRIP ZONES OF UP TO 5000 SQ.FT. SHALL HAVE A MINIMUM (1) AUTOMATIC FLUSH VALVE AND (1) AIR RELIEF VALVE.
 - DRIP ZONES OF UP TO 5000 SQ.FT. SHALL HAVE A MINIMUM (2) AUTOMATIC FLUSH VALVES.
 - LOCATE AIR RELIEF VALVES AT HIGHEST POINT IN A ZONE.



5 DRIP IRRIGATION ZONE

NTS P1-IR1-08



- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH COVER
- REMOTE CONTROL VALVE - DRIP IRRIGATION
- ID TAG
- WATER PROOF CONNECTION
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- PRESSURE REGULATING QUICK CHECK BASKET FILTER
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- MAINLINE PIPE
- 3-INCH MINIMUM DETPH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-150-COM KIT)
- PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-150-COM KIT)
- PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-150-COM KIT)
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- CONTROL WIRES BUNDLED UNDER MAINLINE ONOPPOSITE SIDE FROM LATERAL (TYP)

- NOTES:
- CUT "U" SHAPED NOTCHES IN BOTH SIDES OF VALVE BOX THAT ALLOW 2" MIN CLEARANCE FROM TOP OF PIPE TO TOP OF CUT-OUT. USE TEFLON TAPE ON ALL THREADED FITTINGS.
 - SEE IRRIGATION LEGEND FOR VALVE TYPE AND CONFIGURATION NOTES.

6 DRIP IRRIGATION CONTROL VALVE ASSEMBLY

1" = 1'-0" P1-IR1-16

7 MANUAL DRAIN VALVE

SCALE: NOT TO SCALE P1-IR1-06

4 POINT OF CONNECTION SCHMATIC-DCVA

SCALE: NOT TO SCALE

Drawn: SWB

Created: 5/20/20

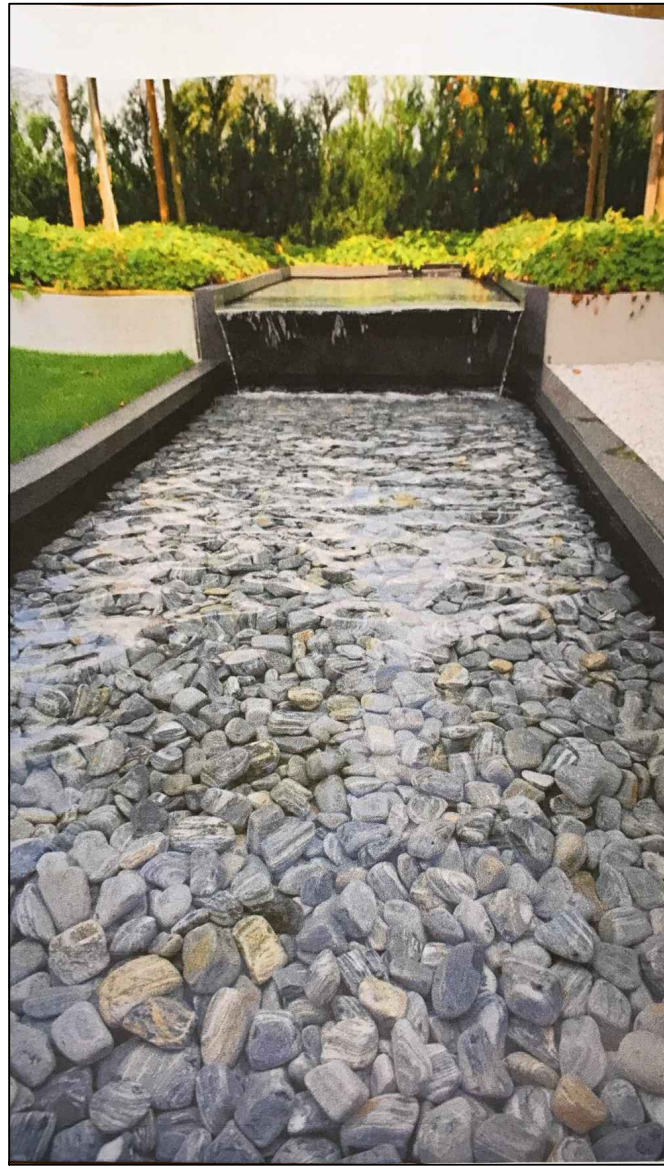
CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
AYLE L. CRAMER
CERTIFICATE NO. 634

MILESTONE NW
BELLEVUE WAY
1020 BELLEVUE WAY SE, BELLEVUE WA

SHEET
IR-3
OF 3 SHEETS

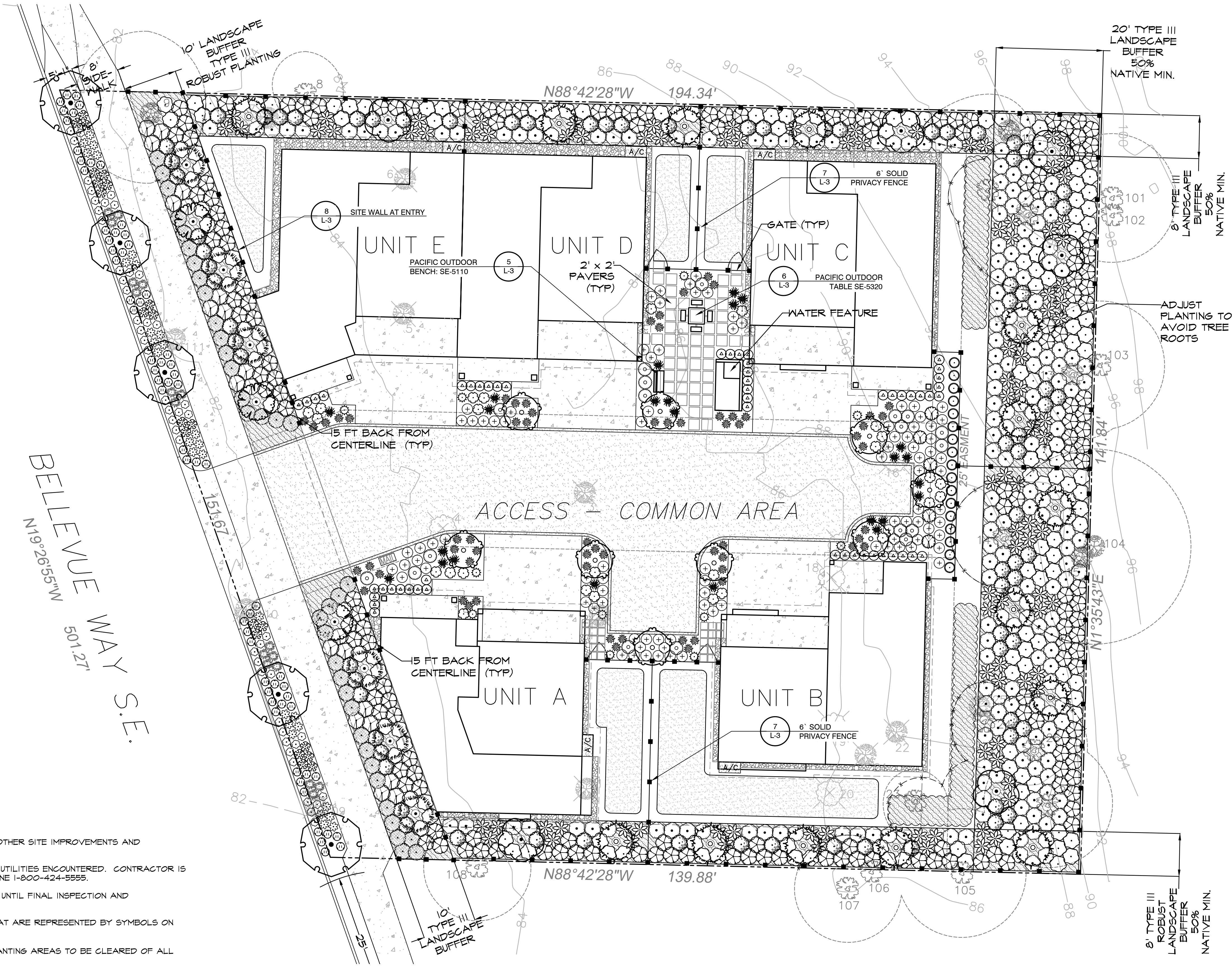
TREE RETENTION		
TREE/SPECIES	SIZE (DBH)	RETAINED
1 -JAPANESE MAPLE	6,4,6 (9)	NO
2 -JAPANESE MAPLE	4,5,4 (8)	NO
3 -JAPANESE MAPLE	5,5,4,3,2 (9)	NO
4 -W. RED CEDAR	35	NO
5 -JAPANESE MAPLE	6	NO
6 -KOUSA DOGWOOD	7,3 (8)	NO
7 -BURG. NOR. MAP.	26	NO
8 -DOUGLAS FIR	OFF SITE (6)	YES
9 -JAPANESE MAPLE	10	YES
10 COMMON HAWTHORN	6	YES
11 -ENGLISH HOLLY	4,4,4,4, (8)	YES
12 DOUGLAS FIR	31	YES
13 DOUGLAS FIR	22	YES
14 DOUGLAS FIR	15	YES
15 BIG LEAF MAPLE	16,16 (23)	YES
16 ENGLISH HOLLY	6,8,7 (12)	NO
17 DOUGLAS FIR	16	NO
18 DOUGLAS FIR	21	NO
19 DOUGLAS FIR	28	NO
20 DOUGLAS FIR	20	NO
21 PACIFIC MADRONE	NON VIABLE	NO
22 PACIFIC MADRONE	NON VIABLE	NO
23 DOUGLAS FIR	10	YES
24 DOUGLAS FIR	10	YES
25 PACIFIC MADRONE	NON VIABLE	NO
26 DOUGLAS FIR	14	YES
27 DOUGLAS FIR	15	YES
109 NORWAY MAPLE	OFF SITE (12)	YES
110 NORWAY MAPLE	OFF SITE (7)	NO
111 EUROPEAN ASH	OFF SITE (28)	NO
TOTAL DBH =		362"
TOTAL RETAINED =		164" / 45.3%



EXAMPLE OF
WATER FEATURE

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
5. SUBGRADE IS TO BE WITHIN 1/8 INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.
6. 4 INCH DEPTH TOPSOIL IN LANDSCAPE AREA.
7. 2 INCH DEPTH, 3 FOOT DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.
8. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.
9. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.
10. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
11. A IRRIGATION PLAN WILL BE COMPLETED AND SUBMITTED ONCE LANDSCAPE PLAN IS APPROVED. PLANT MATERIAL SPECIFIED TO BE NATIVE OR DROUGHT TOLERANT AS DETERMINED BY LANDSCAPE ARCHITECT.



Drawn: ELK
1. 2/6/20 REVISED PER SITE PLAN AND COMMENTS
2. 5/12/20 REVISED PER COMMENTS

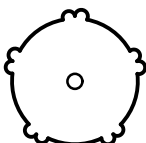

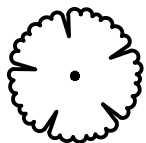
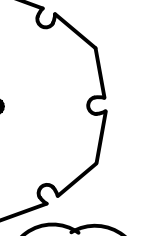
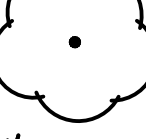






















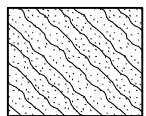
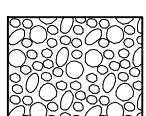
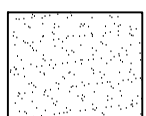
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STATE OF WASHINGTON
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Ayle L. Cramer
CERTIFICATE NO. 634

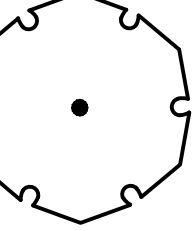
MILESTONE NW
BELLEVUE WAY
1020 BELLEVUE WAY SE, BELLEVUE WA

SHEET
L-1
OF 2 SHEETS

PLANT SCHEDULE ENTIRE PROJECT

TREES	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	
	Carpinus betulus 'Columnaris' / Columnar European Hornbeam	2" Cal. Branch clearance 8' min.	No	9	
	Chamaecyparis nootkatensis / Alaska Yellow Cedar	10'-12' Ht	Yes	6	
	Fagus sylvatica 'Danyck Purple' / European Beech	2" Cal, 10' Ht. min	No	3	
	✓ Quercus bicolor / Swamp White Oak Street Tree	2" Cal. Branch clearance 8' min.	No	✓ 5	
	Rhamnus purshiana / Cascara	10' Ht min.	Yes	6	
	Thuja plicata / Western Cedar	10' Ht min.	Yes	14	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	
	Cholsya ternata 'Sundance' / Golden Mexican Mock Orange	5 gal	No	5	
	Erica carnea 'Golden Starlet' / Golden Heath	1 gal	No	92	
	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	24/30"	No	52	
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	30"/36"	No	11	
	Mahonia aquifolium / Oregon Grape	42" min	Yes	164	
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo Non-native	5 gal	No	26	
	Pieris japonica / Lily of the Valley Bush	24/30"	No	18	
	Rhododendron macrophyllum / Pacific Rhododendron	42" min	Yes	99	
	Rhododendron x 'P.J.M.' / PJM Rhododendron	42" min	No	21	
	Ribes sanguineum / Red Flowering Currant	42" min	Yes	147	
	Spiraea x bumalda 'Monhub' TM / Limemound Spirea	42" min	No	37	
	Symphoricarpos albus / Common White Snowberry	42" min	Yes	199	
	Thuja occidentalis / Emerald Green thuja	5'-6' Ht	No	17	
	Vaccinium ovatum / Evergreen Huckleberry	42" min	Yes	78	
PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal	No	48	
	Carex oshimensis 'Evergold' / Variegated Japanese Sedge	1 gal	No	63	
	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	1 gal	No	65	
	Hebe anomala 'Purpurea Nana' / Purple Hebe	1 gal	No	22	
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal	No	29	
	Molinia caerulea 'Moortflame' / Moor Grass	1 gal	No	17	
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	No	24	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	4"pot	Yes	12" o.c.	2516
SITE	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	7/8" Drain Rock	---	N/A		505 sf
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	LAWN with 4" topsoil	sod	No		1,085 sf

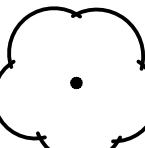






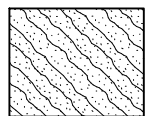
PLANT SCHEDULE PLANTING STRIP

TREES	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY
	Quercus bicolor / Swamp White Oak Street Tree	2" Cal. Branch clearance 8' min.	No	5

PLANT SCHEDULE 20' TYPE III BUFFER

TREES	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	
	Rhamnus purshiana / Cascara	10' Ht min.	Yes	3	
	Thuja plicata / Western Cedar	10' Ht min.	Yes	6	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	Mahonia aquifolium / Oregon Grape	42" min	Yes	36" o.c.	63
	Rhododendron macrophyllum / Pacific Rhododendron	42" min	Yes	36" o.c.	53
	Ribes sanguineum / Red Flowering Currant	42" min	No	36" o.c.	68
	Symphoricarpos albus / Common White Snowberry	42" min	Yes	36" o.c.	144
	Vaccinium ovatum / Evergreen Huckleberry	42" min	Yes	36" o.c.	30
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	4"pot	Yes	12" o.c.	949

PLANT SCHEDULE 8' TYPE III BUFFER

TREES	BOTANICAL / COMMON NAME	SIZE	NATIVE
	Rhamnus purshiana / Cascara	10' Ht min.	Yes
	Thuja plicata / Western Cedar	10' Ht min.	Yes
SHRUBS	BOTANICAL / COMMON NAME	SIZE	NATIVE
	Mahonia aquifolium / Oregon Grape	42" min	Yes
	Rhododendron macrophyllum / Pacific Rhododendron	42" min	Yes
	Ribes sanguineum / Red Flowering Currant	42" min	Yes
	Symphoricarpos albus / Common White Snowberry	42" min	Yes
	Vaccinium ovatum / Evergreen Huckleberry	42" min	Yes
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	NATIVE
	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	4"pot	Yes

PLANT SCHEDULE 10' TYPE III BUFFER

TREES	BOTANICAL / COMMON NAME	SIZE	NATIVE	QTY	
	Chamaecyparis nootkatensis / Alaska Yellow Cedar	10'-12' Ht	Yes	6	
	Fagus sylvatica 'Danyck Purple' / European Beech	2" Cal, 10' Ht. min	No	3	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	Mahonia aquifolium / Oregon Grape	42" min	Yes	36" o.c.	41
	Rhododendron x 'P.J.M.' / P.J.M Rhododendron	42" min	No	36" o.c.	21
	Ribes sanguineum / Red Flowering Currant	42" min	Yes	36" o.c.	30
	Spiraea x bumalda 'Monhub' TM / Limemound Spirea	42" min	No	36" o.c.	37
	Vaccinium ovatum / Evergreen Huckleberry	42" min	Yes	36" o.c.	18
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	4"pot	Yes	12" o.c.	502

PLANT SCHEDULE PLANTING STRIP

PERENNIALS/GRASSES	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING	QTY
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal	No	24" o.c.	48
	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	1 gal	No	18" o.c.	65
	Hebe anomala 'Purpurea Nana' / Purple Hebe	1 gal	No	21" o.c.	22
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	1 gal	No	21" o.c.	29
	Molinia caerulea 'Moortflame' / Moor Grass	1 gal	No	24" o.c.	17

AREA: 2,836 SF
5 TREES PER 1000 SF REQUIRED
2,836 SF / 1000 SF X 5 TREES = 14 REQUIRED

EXISTING TREES (12, 13, 14, 15, 24, 26 & 27) = 7
PROPOSED TREES = 4
TOTAL TREES = 16

25% OF TREES TO BE DECIDUOUS
100% TREES TO BE NATIVE
100% SHRUBS TO BE NATIVE
100% GROUNDCOVER TO BE NATIVE

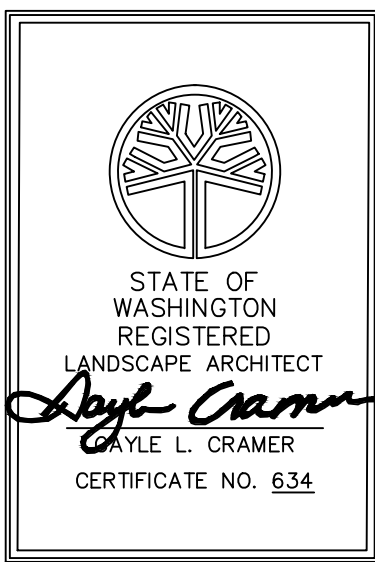
AREA: 1,952 SF
5 TREES PER 1000 SF REQUIRED
1,952 SF / 1000 SF X 5 TREES = 10 REQUIRED

PROPOSED TREES = 11

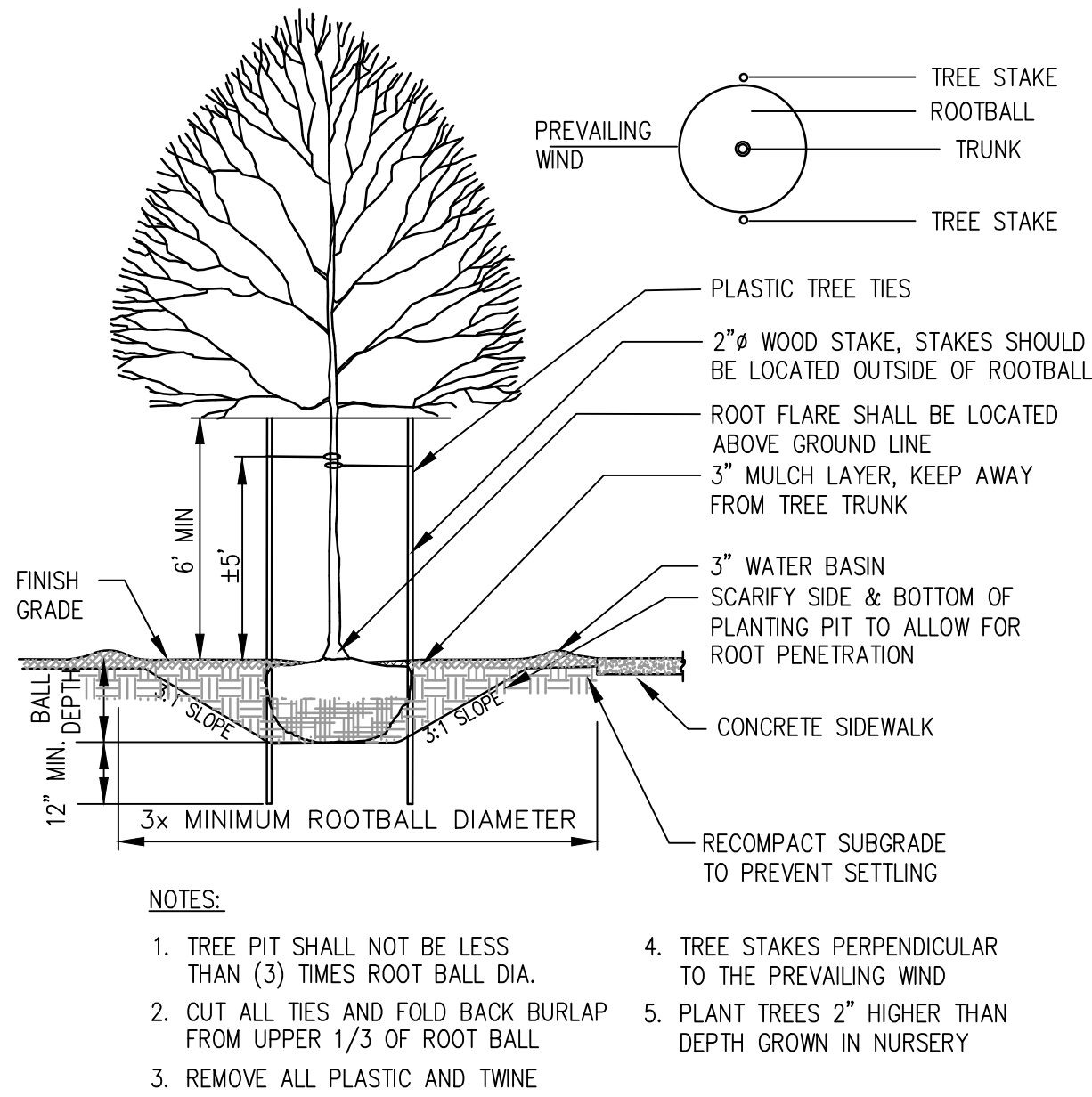
27% OF TREES TO BE DECIDUOUS
100% TREES TO BE NATIVE
100% SHRUBS TO BE NATIVE
100% GROUNDCOVER TO BE NATIVE

Drawn: ELK	
L-2/6/20 REVISED PER SITE PLAN AND COMMENTS	ELK
2-5/12/20 REVISED PER COMMENTS	ELK

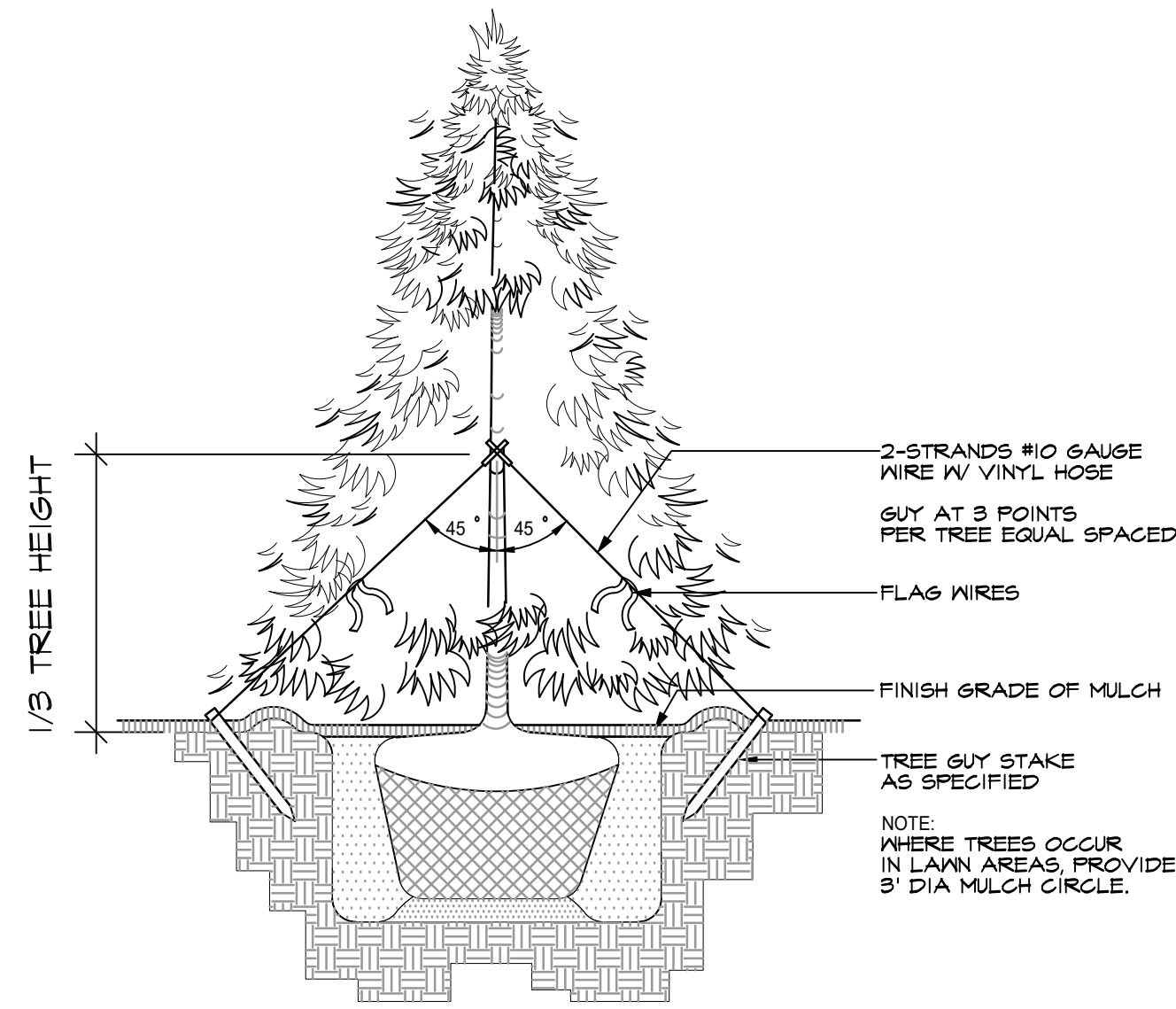
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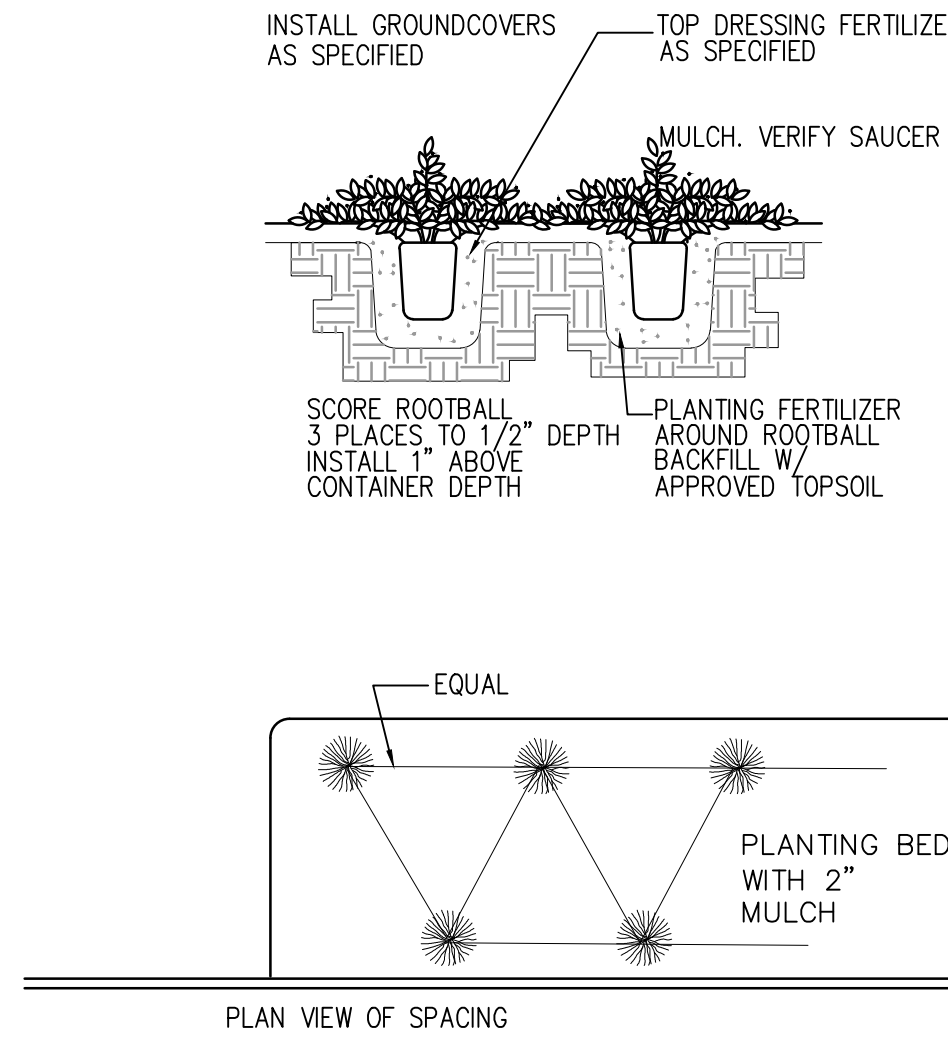
MILESTONE NW
BELLEVUE WAY
1020 BELLEVUE WAY SE, BELLEVUE WA



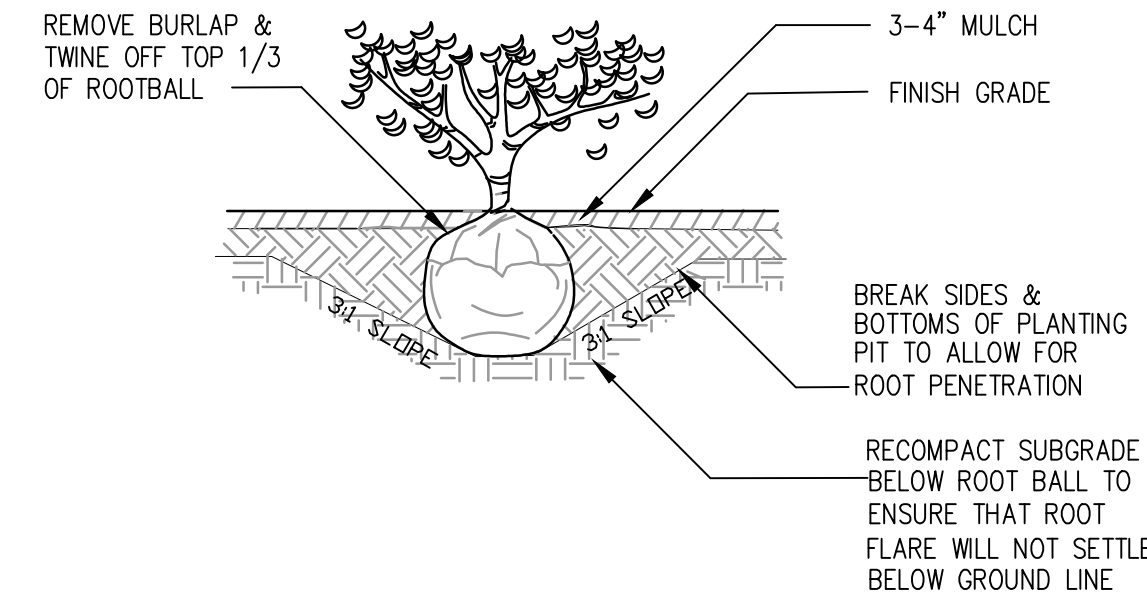
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



3 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS



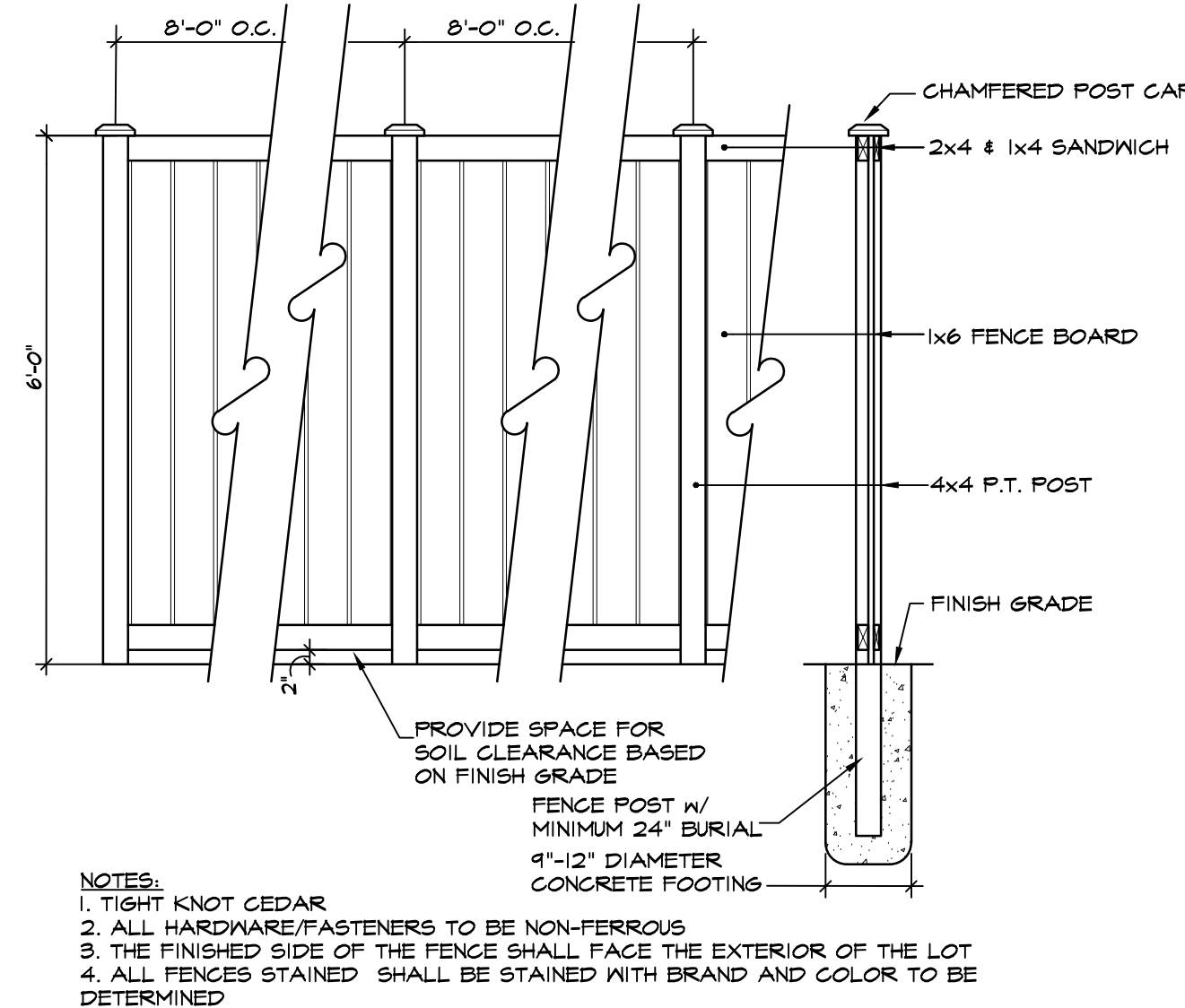
4 TYPICAL SHRUB PLANTING DETAIL
NTS



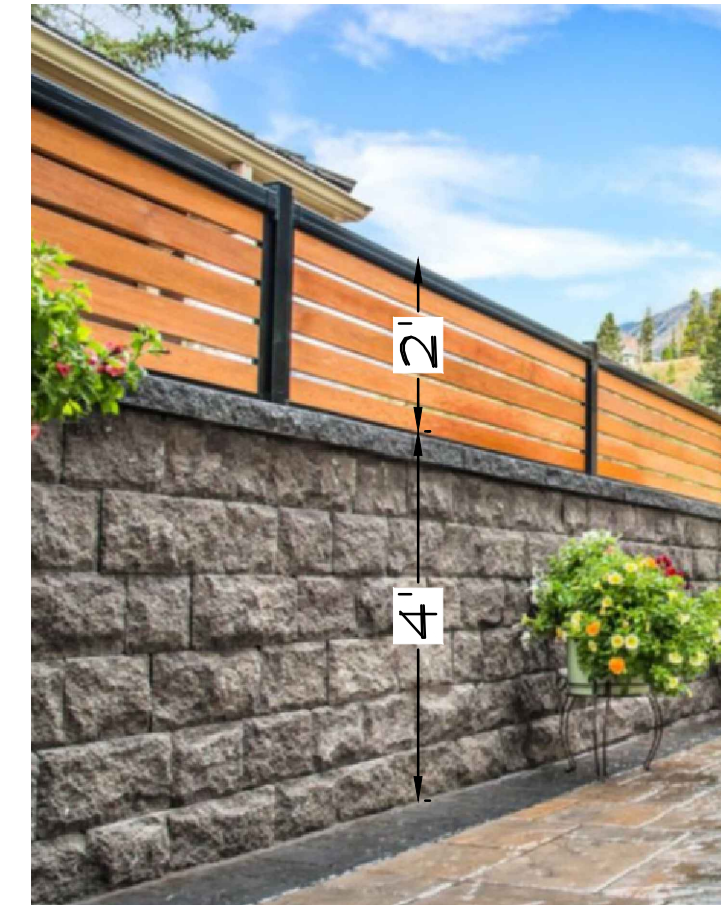
5 PACIFIC OUTDOOR BENCH: SE-5110



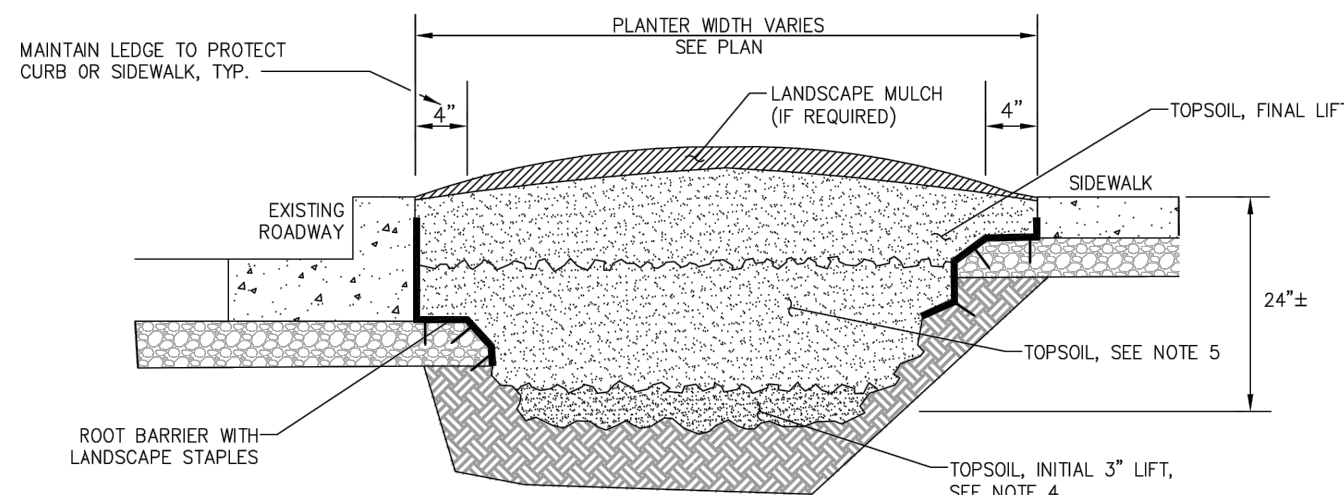
6 PACIFIC OUTDOOR TABLE SE-5320



7 6' SOLID PRIVACY FENCE
NTS



8 SITE ENTRY WALL



SOIL PREPARATION NOTES

1. EXCAVATE EXISTING SOIL TO 24"± DEPTH FROM TOP OF ADJACENT CURB OR SIDEWALK. AVOID UNDERMINING ADJACENT CURB OR SIDEWALK.
2. ROOT BARRIER SHALL BE FLEXIBLE MESH MATERIAL, 100% NYLON, RASCHER KNIT CONSTRUCTION, MIN. 10 OZ/SQ. YD., TRIMMED SELVAGE, FIRM/EXTRA FIRM ACRYLIC TOPICAL RESIN FINISH, MINIMUM BURST STRENGTH 250 LBF (ASTM D 3787-89 BURST OF KNIT GOODS). Q899 WITH EXTRA FIRM FINISH BY JASON MILLS IS PRE-APPROVED.
3. INSTALL ROOT BARRIER WITH A MINIMUM WIDTH OF 18" AND OVERLAP ROOT BARRIER PIECES BY A MINIMUM OF 12". SECURE WITH LANDSCAPE STAPLES AS NECESSARY. THE ROOT BARRIER SHALL BE INSTALLED NO HIGHER THAN 2" BELOW THE TOP OF CURB OR SIDEWALK, SHALL BE CONTINUOUS AROUND THE BED PERIMETER, AND SHALL EXTEND 5' ON EITHER SIDE OF THE TREE TRUNK.
4. PLACE 3"± OF TOPSOIL TYPE A AND INCORPORATE TO A DEPTH OF 6" (3" TO 4" INTO THE SUBGRADE).
5. INSTALL 12"± LIFT OF TOPSOIL TYPE A AND COMPACT TO 85%.
6. INSTALL FINAL LIFT OF TOPSOIL TYPE A TO ACHIEVE FINISH GRADE, FLUSH WITH THE TOP OF CURB OR SIDEWALK WITH A MOUND IN THE CENTER OF 6:1, AND COMPACT TO 85%.
7. INSTALL 2"± LANDSCAPE MULCH, FULL DEPTH IN THE CENTER AND FEATHERED AT THE EDGES TO BECOME FLUSH WITH CURB OR SIDEWALK.



City of
Bellevue

SOIL PREPARATION FOR LANDSCAPE STRIPS

DRAWING NUMBER	SW-130-1
SCALE	NONE
REVISION DATE	12/17
DEPARTMENT	TRANS

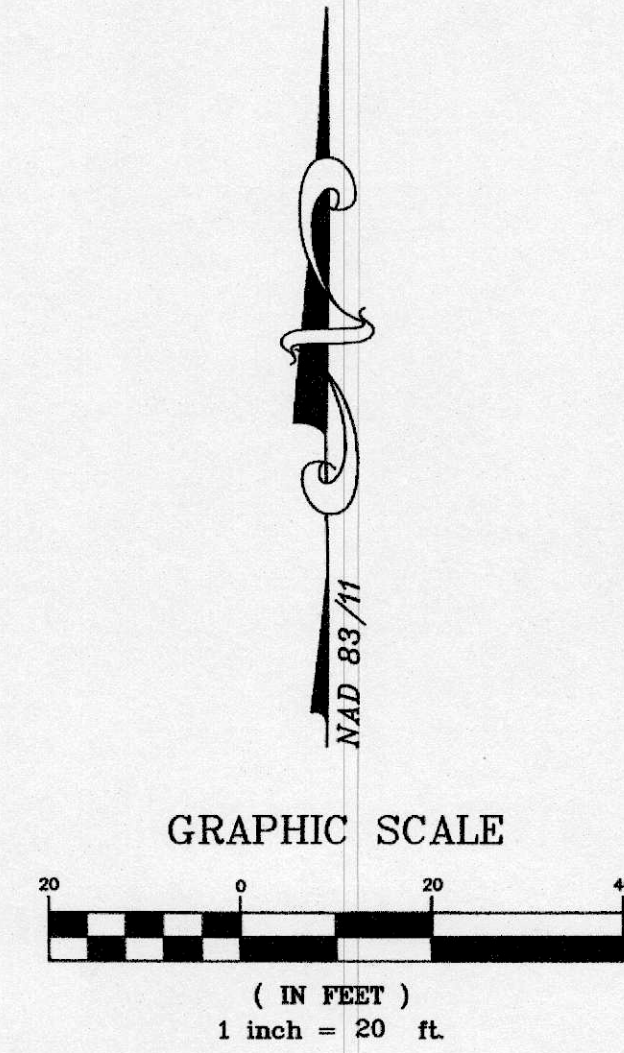
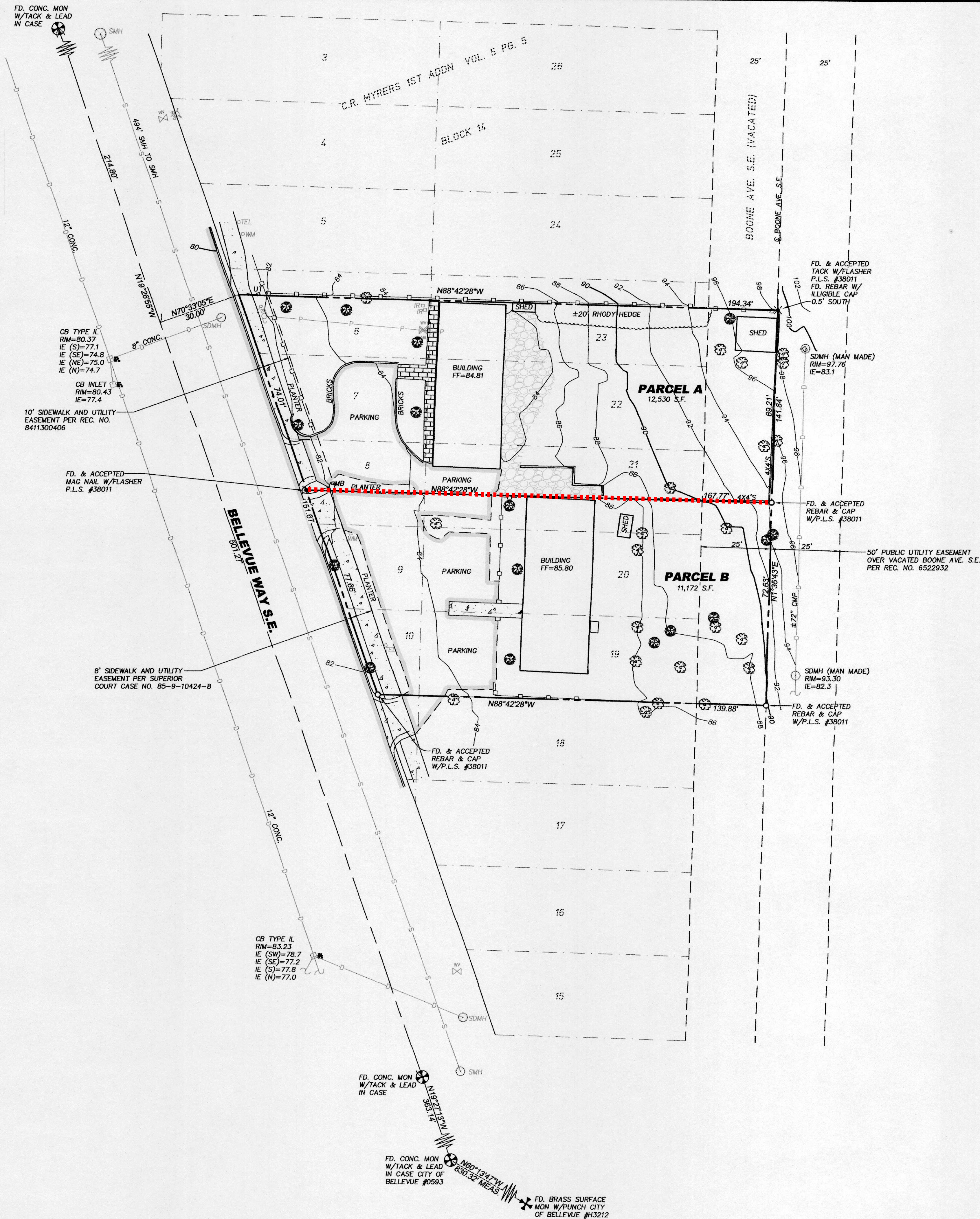
Drawn: ELK
L-2/6/20 REVISED PER SITE PLAN AND COMMENTS
ELK
2. 5/12/20 REVISED PER COMMENTS

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BOOTHILL, WA 98021
425-241-6258



MILESTONE NW
BELLEVUE WAY
1020 BELLEVUE WAY SE, BELLEVUE WA

SHEET
L-3
OF 3 SHEETS



- LEGEND:**
- = FOUND MONUMENT IN CASE AS DESCRIBED
 - = FOUND MONUMENT AS DESCRIBED
 - = FOUND REBAR & CAP AS DESCRIBED
 - = FOUND NAIL & FLASHER AS DESCRIBED
 - = POWER POLE
 - = OVERHEAD POWER
 - = FIRE HYDRANT
 - = WATER VALVE
 - = WATER METER
 - = IRRIGATION CONTROL BOX
 - = WATER BLOW OFF
 - = TELEPHONE POLE
 - = TELEPHONE RISER
 - = STORM DRAIN MANHOLE
 - = STORM DRAIN LINE/CULVERT
 - = SEWER MANHOLE
 - = SEWER LINE
 - = UTILITY BOX
 - = MAIL BOX
 - = EVERGREEN TREE
 - = DECIDUOUS TREE
 - = HEDGE
 - = RETAINING WALL
 - = WOOD FENCE LINE
 - = FLOW LINE
 - = GRADE BREAK
 - = EDGE OF PAVEMENT/CURB LINE
 - = CONCRETE
 - = BRICK SIDEWALK
 - = GRAVEL

LEGAL DESCRIPTION:

PARCEL A:

THE SOUTH 21 FEET OF LOTS 6 AND 23, ALL OF LOTS 7 AND 22, AND THE NORTH 18 FEET OF LOTS 8 AND 21, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOTS 6, 7 AND 8 LYING WITHIN LAKE WASHINGTON BOULEVARD;

TOGETHER WITH THAT PORTION OF VACATED BOONE AVENUE SOUTHEAST THAT WOULD ATTACH THERETO BY OPERATION OF LAW, VACATED MAY 26, 1969, UNDER CITY OF BELLEVUE ORDINANCE NO. 1355 AND RECORDED UNDER RECORDING NO. 6522932.

PARCEL B:

THE SOUTH 12 FEET OF LOTS 8 AND 21, ALL OF LOTS 19 AND 20, AND THAT PORTION OF LOTS 9 AND 10, LYING EASTERLY OF LAKE WASHINGTON BOULEVARD, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF THE SOUTH 12 FEET OF LOT 8, LYING WITHIN LAKE WASHINGTON BOULEVARD;

TOGETHER WITH THAT PORTION OF VACATED BOONE AVENUE SOUTHEAST THAT WOULD ATTACH THERETO BY OPERATION OF LAW, VACATED MAY 26, 1969, UNDER CITY OF BELLEVUE ORDINANCE NO. 1355 AND RECORDED UNDER RECORDING NO. 6522932 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOTS 11, 12 AND 13, BLOCK 14, C.R. MYERS' FIRST ADDITION TO MOORLAND, LYING EASTERLY OF LAKE WASHINGTON BOULEVARD.

PARCEL C:

THAT PORTION OF LOT 8 LYING EASTERLY OF THE EASTERLY MARGIN OF BELLEVUE WAY S.E. AND ALL OF LOT 21, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
LOTS 8 AND 21;

EXCEPT THE NORTHERLY 18 FEET THEREOF; AND

EXCEPT THE SOUTHERLY 12 FEET THEREOF.

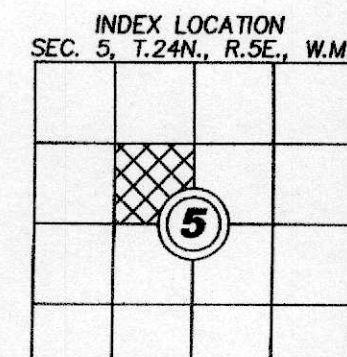
(BEING IDENTICAL WITH THAT CERTAIN TRACT OF LAND DESCRIBED IN JUDGMENT AND DECREE ENTERED JUNE 15, 2005 IN KING COUNTY SUPERIOR COURT CAUSE NO. 04-2-27374-9 SEA, RECORDED UNDER RECORDING NO. 20050719002196.)

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

SURVEY NOTES:

- BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, NORTH ZONE, AS ESTABLISHED BY TIES TO CITY OF BELLEVUE CONTROL MONUMENTS 0593 AND H3212.
- ELEVATION DATUM IS N.A.V.D. 1988 BASED ON CITY OF BELLEVUE BENCH MARK NO. V1046.
- FIELD WORK WAS DONE IN APRIL OF 2018 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35, THREE SECOND ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.
- THE LEGAL DESCRIPTION AND ENCUMBRANCES ARE SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON ORDER NUMBER 0120268-ETU DATED MARCH 2, 2018 AT 8:00AM.
- PARCEL C AS SHOWN IN THE LEGAL DESCRIPTION IS A RESULT OF A QUITE TITLE ACTION AS RECORDED UNDER RECORDING NUMBER 20050719002196. THE INTENT OF THIS PARCEL IS TO RESOLVE ANY POTENTIAL GAP BETWEEN THE LEGAL DESCRIPTIONS OF PARCELS A AND B.
- THE EXTERIOR BOUNDARY OF THE PARCELS AS SHOWN, AND THE BREAKDOWN OF BLOCK 14, PLAT OF C.R. MYERS FIRST ADDITION IS BASED ON A SURVEY BY TRIAD ASSOCIATES AS RECORDED UNDER RECORDING NUMBER 20050921900007.
- UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.

Call Before You Dig
811 OR 1-800-424-5555



JOB NO. 19032
DATE 5/2018
SCALE 1"=20'
DESIGNED S.K.
DRAWN S.K.
CHECKED R.B.
APPROVED

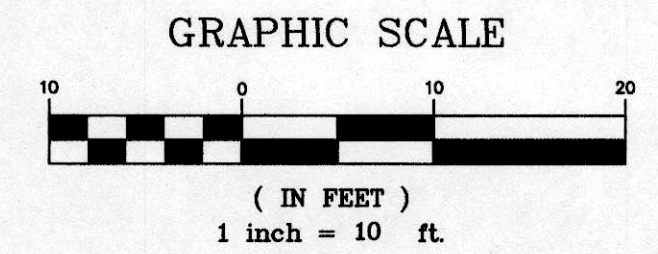
BOUNDARY & TOPOGRAPHY SURVEY

MILESTONE NORTHWEST
SE1/4 NW1/4 SEC. 5, T.24N., R.5E., W.M.
BELLEVUE KING COUNTY WASHINGTON

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE B
SEASIDE, WASHINGTON 98057
PRINCIPAL: 360.5351 FAX: 360.5352

REVISIONS	BY	DATE

BELLEVUE WAY TOWNHOUSES
SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF BELLEVUE, WASHINGTON



REVISIONS	BY	DATE
REVISED PER CITY COMMENTS	RSF	6/11/20

**PRELIMINARY CLEARING
AND GRADING PLAN**

BELLEVUE ASSOCIATES, LLC
12600 SE 38TH STREET, STE 210
BELLEVUE, WA 98005

**ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.**
1320 N.W. WALL ST., SUITE B
PORTLAND, OR 97207
PH: (503) 525-5551 FAX: (503) 525-5576

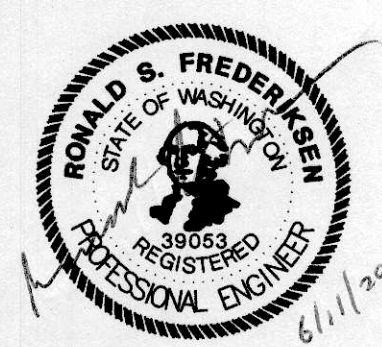
INDEX LOCATION:
SEC. 35 T. 25 NR. 5E. W.M.



JOB NO. 19032
DATE 07/19
SCALE 1"=20'
DESIGNED R.S.F.
DRAWN R.S.F.
CHECKED S.K.
APPROVED R.S.F.

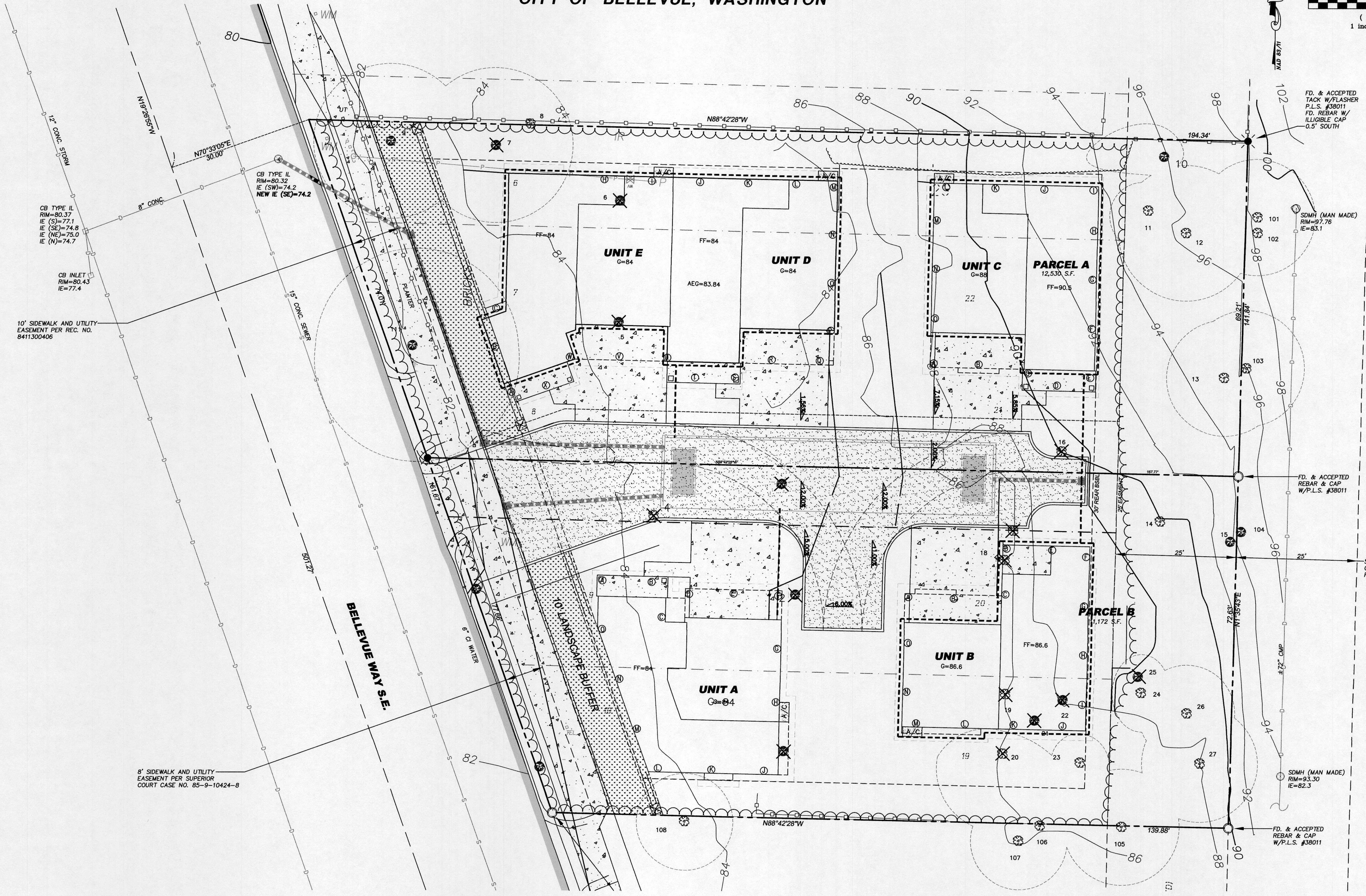
19-xxxxxx UE
GRID J-6

SHEET 1 OF 1



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig
811



BELLEVUE WAY TOWNHOUSES
SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF BELLEVUE, WASHINGTON

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

**DRAINAGE, WATER,
AND SEWER PLAN**

BELLEVUE ASSOCIATES, LLC
12600 SE 38TH STREET, STE 210
BELLEVUE, WA 98005

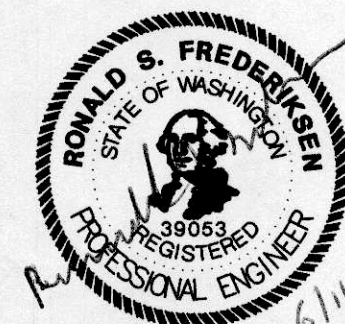
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
12100 15TH AVENUE S.W.
ISSAQUAH, WASHINGTON 98027
PH: (425) 392-5351 FAX: 392-4676

REVISIONS	BY	DATE
REVISED PER CITY COMMENTS	RS	5/17/20

JOB NO. 18032
DATE 07/19
SCALE 1"=20'
DESIGNED R.S.F.
DRAWN R.S.F.
CHECKED S.K.
APPROVED R.S.F.

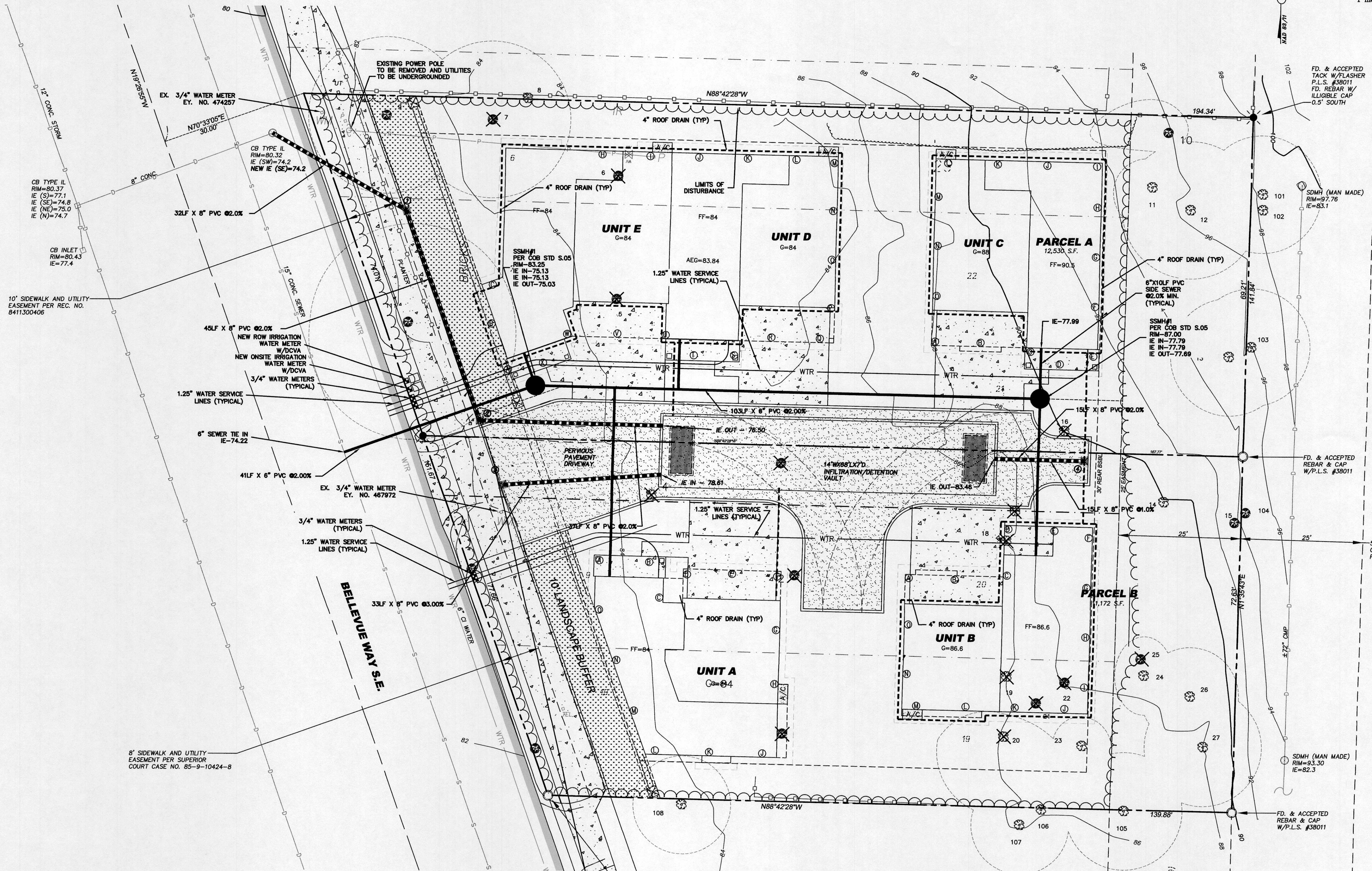
INDEX LOCATION:
SEC. 35 T. 25 N. R. 5 E. W.M.

19-xxxxxx UE
GRID J-6



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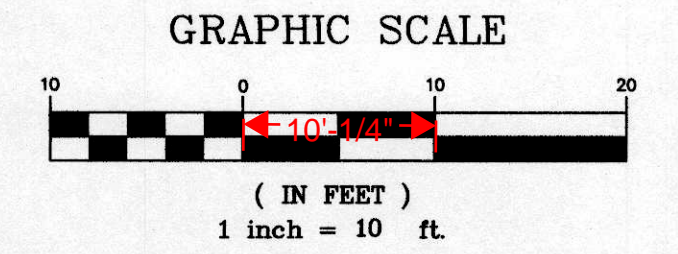
Call Before You Dig
811



BELLEVUE WAY TOWNHOUSES

SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

CITY OF BELLEVUE, WASHINGTON



REVISIONS	BY	DATE
REVISED PER CITY COMMENTS	RSF	6/11/20

ROAD PLAN

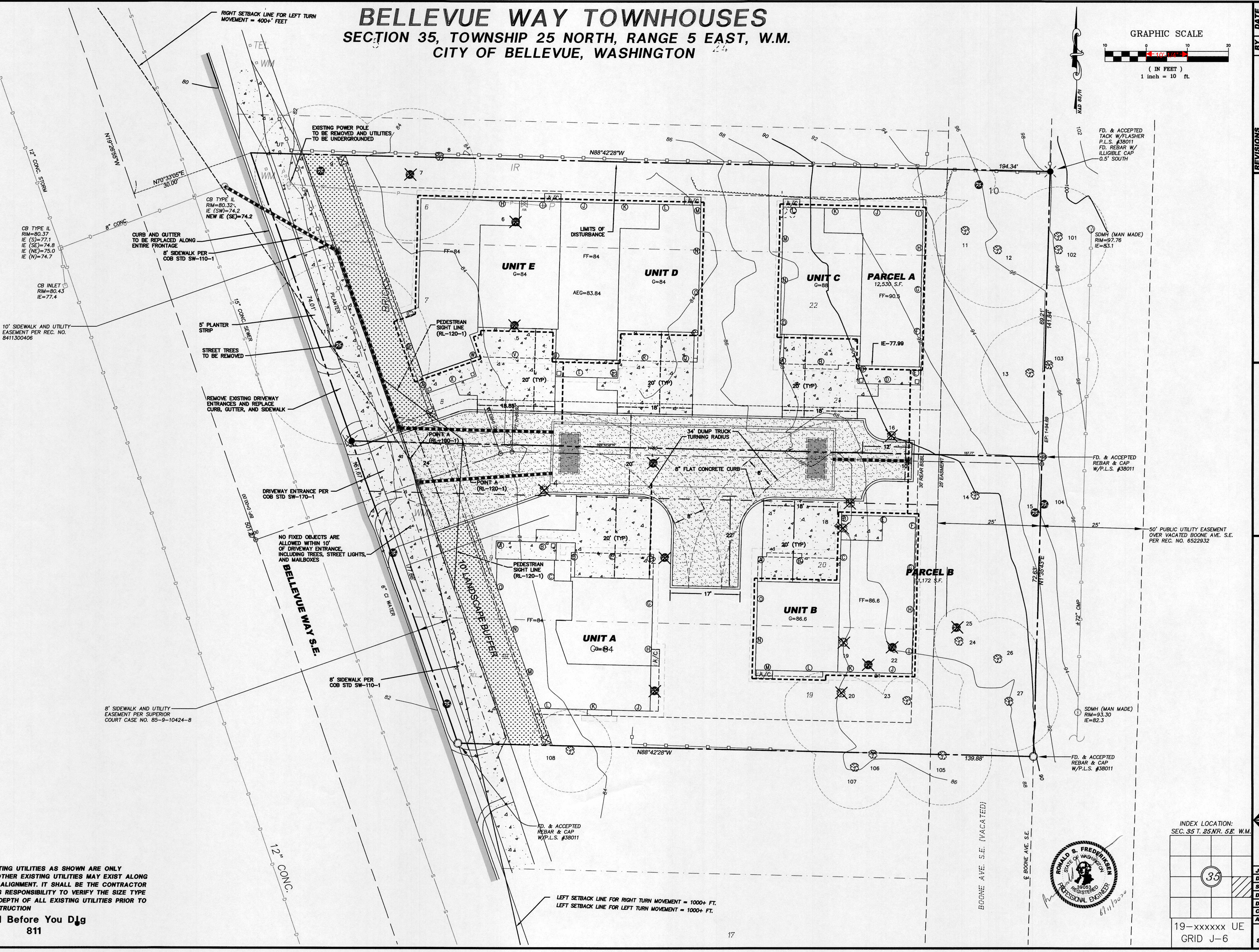
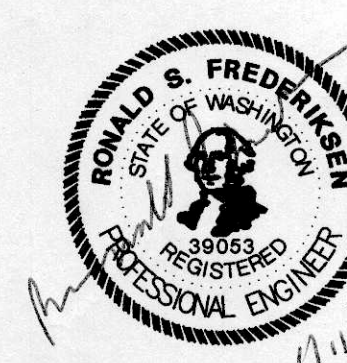
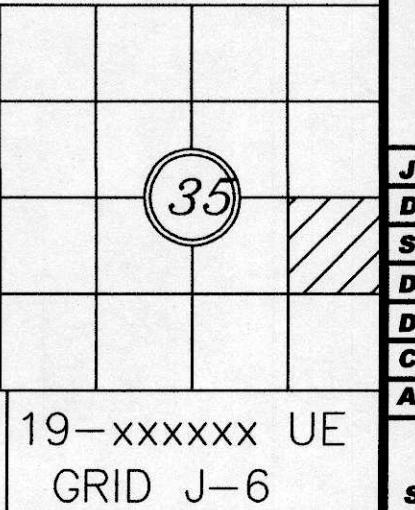
BELLEVUE ASSOCIATES, LLC
12600 SE 38TH STREET, STE 210
BELLEVUE, WA 98005

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. WALL ST., SUITE B
PORTLAND, OREGON 97207
PH: (503) 582-5551 FAX: (503) 582-5576

JOB NO. 19032
DATE 07/19
SCALE 1"=20'
DESIGNED R.S.F.
DRAWN R.S.F.
CHECKED S.K.
APPROVED R.S.F.

SHEET 1 OF 2

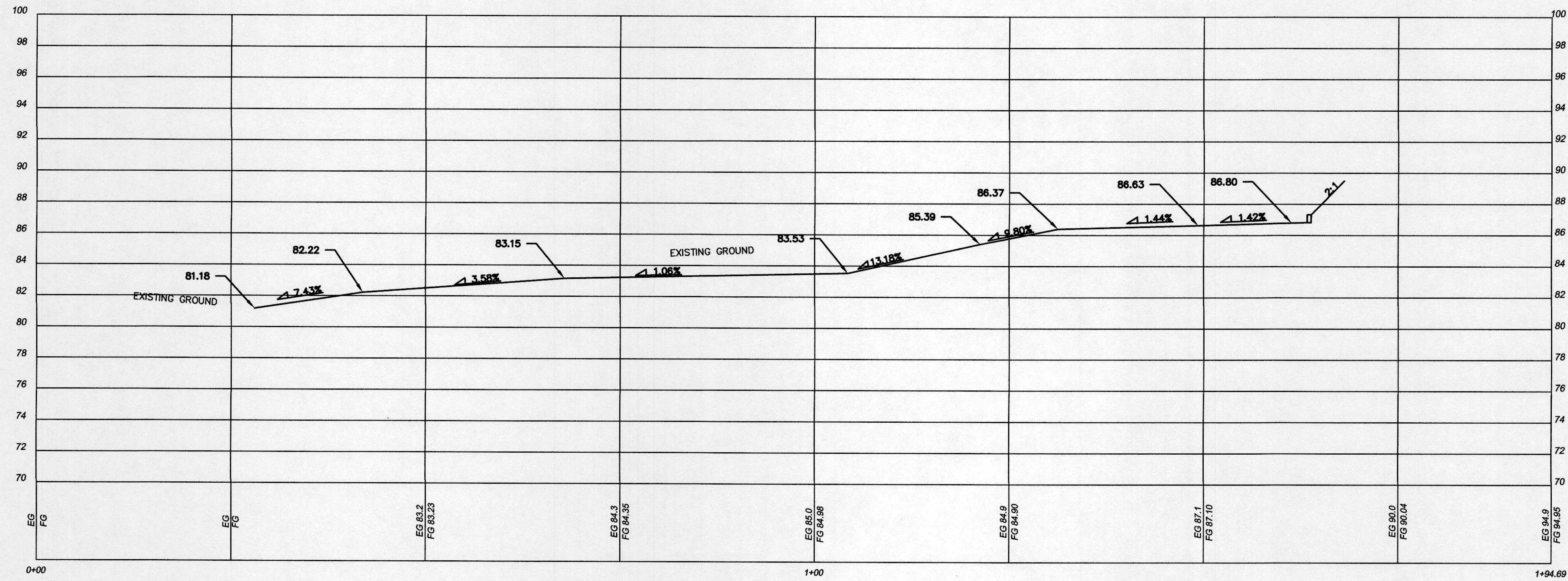
INDEX LOCATION:
SEC. 35 T. 25 NR. 5E. W.M.



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig
811

BELLEVUE WAY TOWNHOUSES
SECTION 35, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.
CITY OF BELLEVUE, WASHINGTON

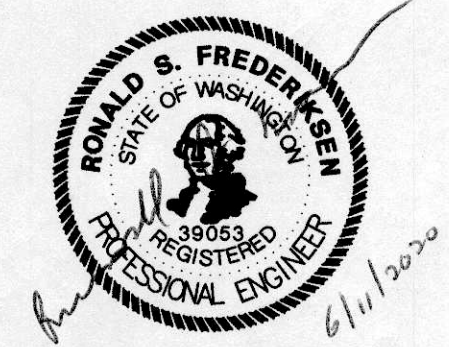


DRIVEWAY ENTRANCE PROFILE

SCALE: VER-1"=5'
HOR-1"=20'

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig
811



INDEX LOCATION:
SEC. 35 T. 25N R. 5E. W.M.

19-xxxxxx UE
GRID J-6

REVISIONS	BY	DATE
REVISED PER CITY COMMENTS	RSF	6/11/20
© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.		

ROAD PROFILE

BELLEVUE ASSOCIATES, LLC
12600 SE 38TH STREET, STE 210
BELLEVUE, WA 98005

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
12600 SE 38TH STREET, STE 210
BELLEVUE, WA 98005
PH(425)392-4535 FAX(425)392-4676

JOB NO. 18032
DATE 07/19
SCALE 1"=20'
DESIGNED R.S.F.
DRAWN R.S.F.
CHECKED S.K.
APPROVED R.S.F.

SHEET 2 OF 2



1600 127th Ave NE, Bellevue WA 98005
o 425 452 4762 RepublicBellevue.com

To: Architectural Innovations, P.S.
14311 SE 16th St.
Bellevue, WA 98007

Let this notice serve as approval for solid waste collection access for your proposed building site in the City of Bellevue.

Based upon our review of the site plans¹ you submitted on **March 12th, 2020** for the property known as: **Bell-Way Condominium at 1020 & 1026 Bellevue Way SE, Bellevue, WA 98004** and proposed development at that location, we have determined the following:

Provided that there are no material changes to the site, site development, site conditions, site access or enclosure size, locations or conditions and the recommended height and service access is met, the proposal is adequate for safe and regular solid waste services aligned to the requirements of the City of Bellevue's current solid waste collection contract.²

This approval is provided as informal assistance and is not intended to be viewed as professional design assistance or as a substitute for architectural, design or construction expertise and is intended only to provide practical input from a solid waste collection provider regarding the collecting and transport access for processing those materials from the site.

Thank you, if you have any questions please contact Republic Services.

Sincerely,

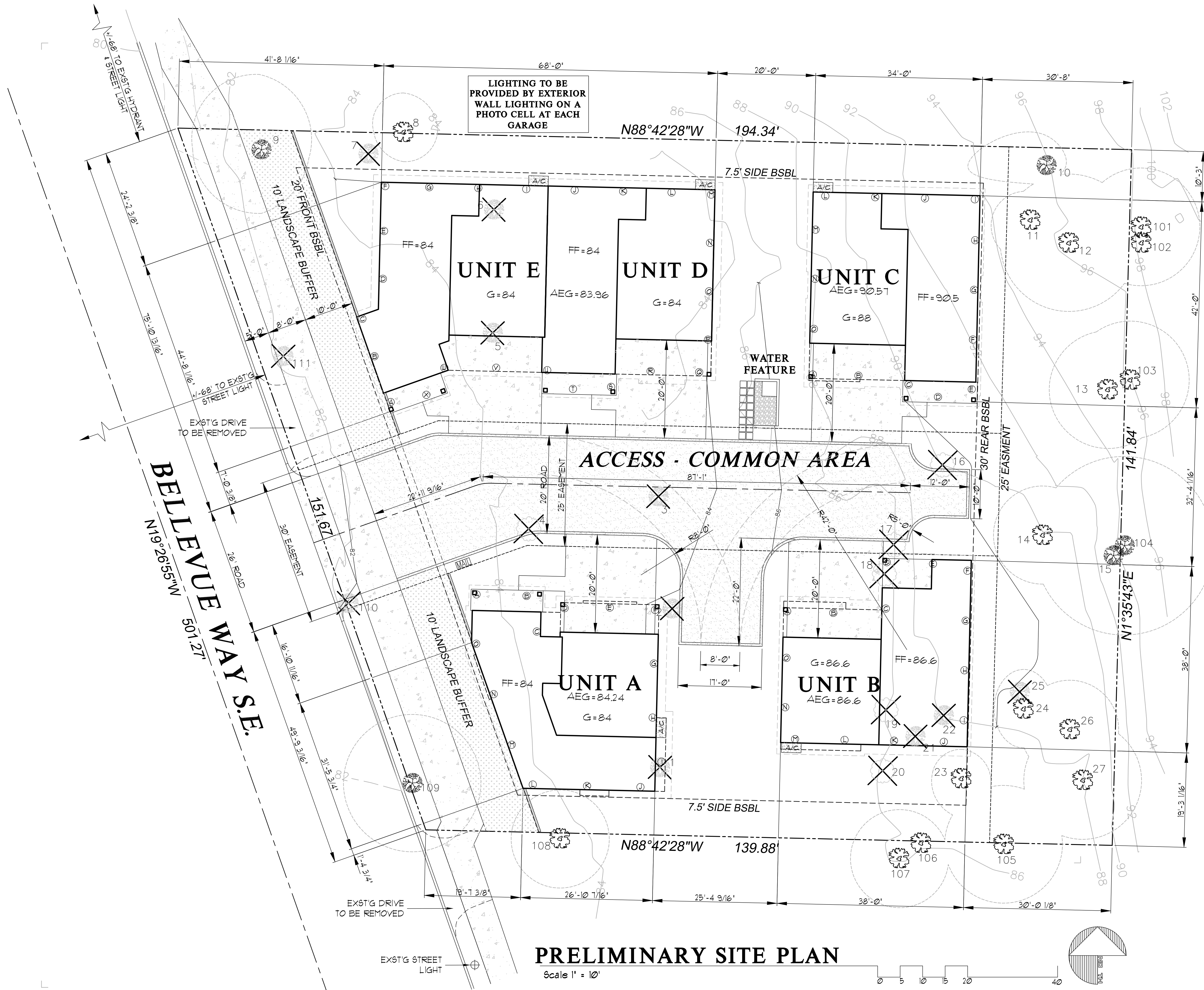
Abby Hart, Republic Services
Operations Supervisor
AHart3@republicservices.com

In partnership with the City of Bellevue
Development Services



¹ Attached as submitted for tracking reference

² This approval does not guarantee service if material changes in construction or by future owners and occupants occurs outside the scope of these plans as drafted. Please resubmit if substantive changes occur before construction completion and future occupancy occur.



PRELIMINARY SITE PLAN
Scale 1" = 10'



SITE INFO

STREET ADDRESSES:
1020 & 1026 Bellevue Way SE, Bellevue, WA 98004

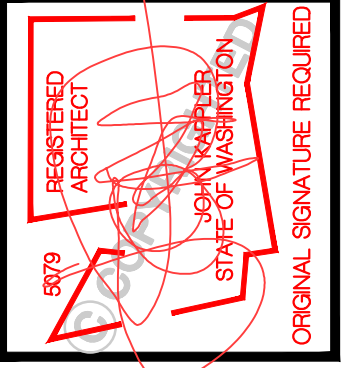
PARCEL NUMBER:
573960-1625 & 573960-1675

LEGAL DESCRIPTION:
PARCEL A:
THE SOUTH 21 FEET OF LOTS 6 AND 23, ALL OF LOTS 7 AND 22, AND THE NORTH 18 FEET OF LOTS 8 AND 21, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOTS 6, 7 AND 8 LYING WITHIN LAKE WASHINGTON BOULEVARD; TOGETHER WITH THAT PORTION OF VACATED BOONE AVENUE SOUTHEAST THAT WOULD ATTACH THERETO BY OPERATION OF LAW, VACATED MAY 26, 1969, UNDER CITY OF BELLEVUE, ORDINANCE NO. 1355 AND RECORDED UNDER RECORDING NO. 6522932.
PARCEL B:
THE SOUTH 12 FEET OF LOTS 8 AND 21, ALL OF LOTS 19 AND 20; AND THAT PORTION OF LOTS 9 AND 10, LYING EASTERLY OF LAKE WASHINGTON BOULEVARD, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF THE SOUTH 12 FEET OF LOT 8 LYING WITHIN LAKE WASHINGTON BOULEVARD; TOGETHER WITH THAT PORTION OF VACATED BOONE AVENUE SOUTHEAST THAT WOULD ATTACH THERETO BY OPERATION OF LAW, VACATED MAY 26, 1969, UNDER CITY OF BELLEVUE, ORDINANCE NO. 1355 AND RECORDED UNDER RECORDING NO. 6522932.
PARCEL C:
THAT PORTION OF LOT 8 LYING EASTERLY OF THE EASTERLY MARGIN OF BELLEVUE WAY SE, AND ALL OF LOT 21, BLOCK 14, C.R. MYERS FIRST ADDITION TO MOORLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
LOTS 8 AND 21:
EXCEPT THE NORTHERLY 18 FEET THEREOF; AND
(BEING IDENTICAL WITH THAT CERTAIN TRACT OF LAND DESCRIBED IN JUDGMENT AND DECREE ENTERED JUNE 16, 2005 IN KING COUNTY SUPERIOR COURT CAUSE NO. 04-2-27374-9 SEA, RECORDED UNDER RECORDING NO. 20050718002196.)
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

ZONING	
STRUCTURE COVERAGE	35%
IMPERVIOUS SURFACE	65%
FLOOR AREA RATIO	N/A
HEIGHT LIMIT	30' ABOVE A.E.G. TO TOP OF A FLAT ROOF OR MIDPOINT OF THE HIGHEST PITCHED ROOF
SETBACKS	FRONT = 20'-0"
REAR = 30'-0"	
SIDE = 5' MIN. 15' COMBINED	

SOLID WASTE, RECYCLING, & YARD WASTE TROTTERS TO BE SERVICED AT THE END OF EACH UNITS DRIVEWAY & STORED WITHIN THE GARAGE OR OUTSIDE & SCREENED BY A FENCE OR SIMILAR STRUCTURE

- DRAWING INDEX**
- A1. ARCHITECTURAL SITEPLAN
 - A2. HEIGHT, COVERAGE CALCULATIONS & TREE INFO
 - A3. BIRDS EYE PERSPECTIVE I
 - A4. BIRDS EYE PERSPECTIVE II
 - A5. UNIT A FLOOR PLANS
 - A6. UNIT A ELEVATIONS
 - A7. UNIT B FLOOR PLANS
 - A8. UNIT B ELEVATIONS
 - A9. UNIT C FLOOR PLANS
 - A10. UNIT C ELEVATIONS
 - A11. UNITS D&E FLOOR PLANS
 - A12. UNITS D&E ELEVATIONS
 - A13. MATERIALS & COLORS
 - L1. LANDSCAPE PLAN
 - L2. LANDSCAPE NOTES & DETAILS
- BOUNDARY & TOPOGRAPHIC SURVEY
-CLEARING & GRADING PLAN
-ROAD PLAN
-DRAINAGE PLAN



Date	By	Description
07/29/19	SM	DESIGN REVIEW
07/29/20	SM	JURISDICTIONAL COMMENTS
03/12/20	SM	JURISDICTIONAL COMMENTS

Milestone NW
Bell-Way Condominium
1020 Bellevue Way SE Bellevue, WA 98004
THIS DRAWING IS COPYRIGHTED 2010 ARCHITECTURAL INNOVATIONS, P.S. ALL RIGHTS RESERVED

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapilathomplans.com

TITLE
JOB NO.: 1802702
STARTING NO.:

SHEET
A1